

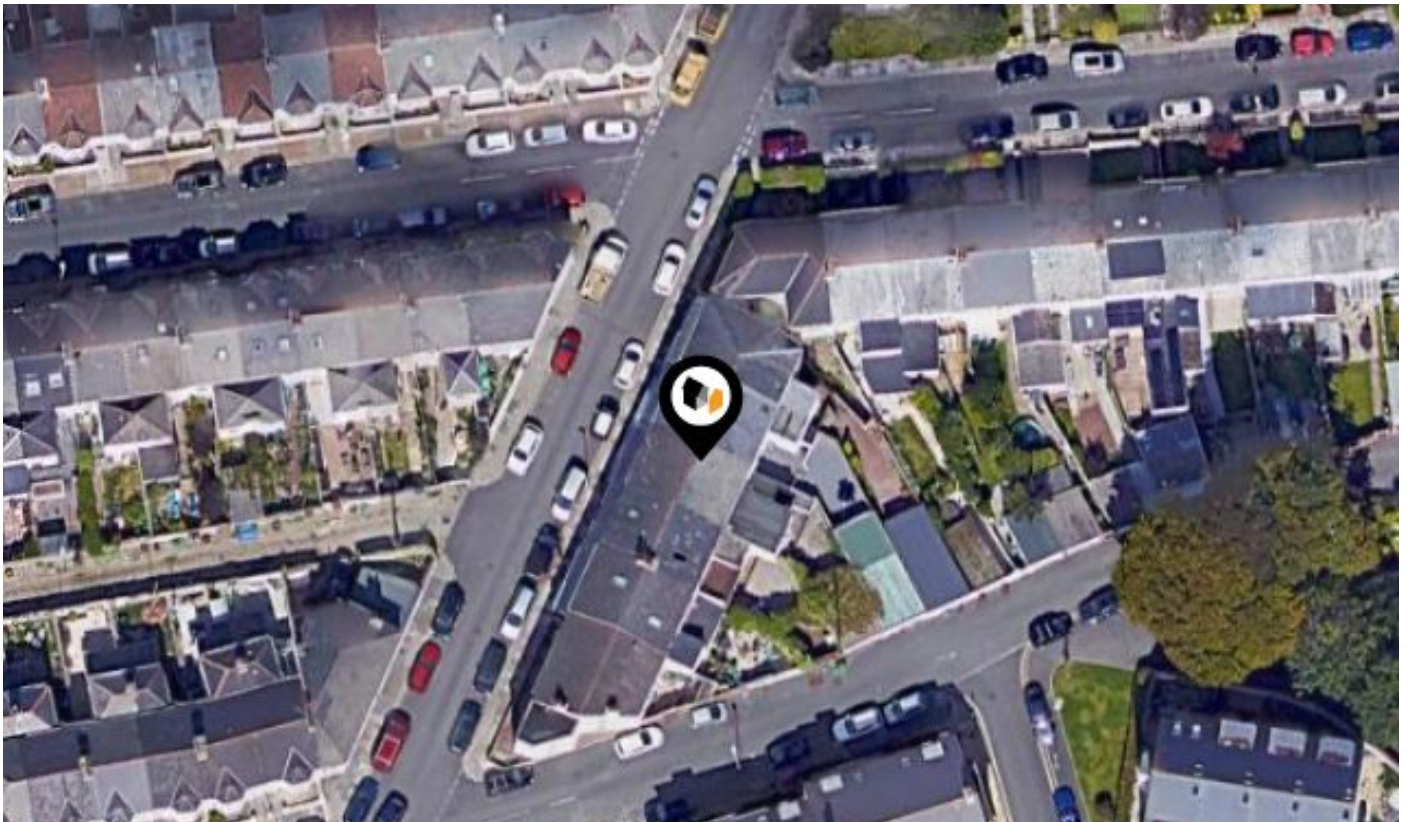


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 22nd October 2024



8A, ABBOTTS ROAD, PLYMOUTH, PL3 4PB

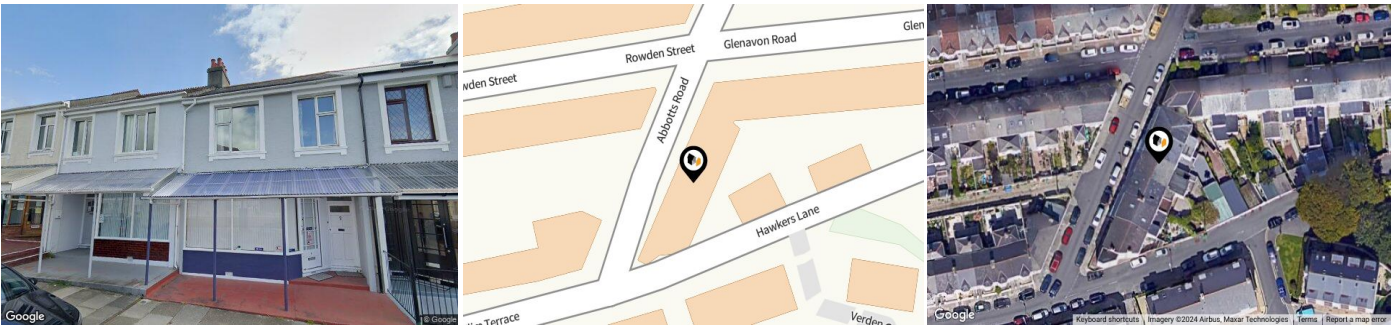
6 Mannamead Road Plymouth Devon PL4 7AA

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Property Overview



Property

Type:	Flat / Maisonette
Bedrooms:	3
Floor Area:	947 ft ² / 88 m ²
Year Built :	1930-1949
Council Tax :	Band Deleted
UPRN:	100040405928

Local Area

Local Authority:	Plymouth	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	No Risk	9	80	1000
• Surface Water	Very Low	mb/s	mb/s	mb/s
				
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
				
				
				

Property

EPC - Certificate

8a Abbotts Road, PL3 4PB

Energy rating

D

Valid until 06.03.2032

Score	Energy rating	Current	Potential
92+	A	<div>63 D</div>	<div>72 c</div>
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

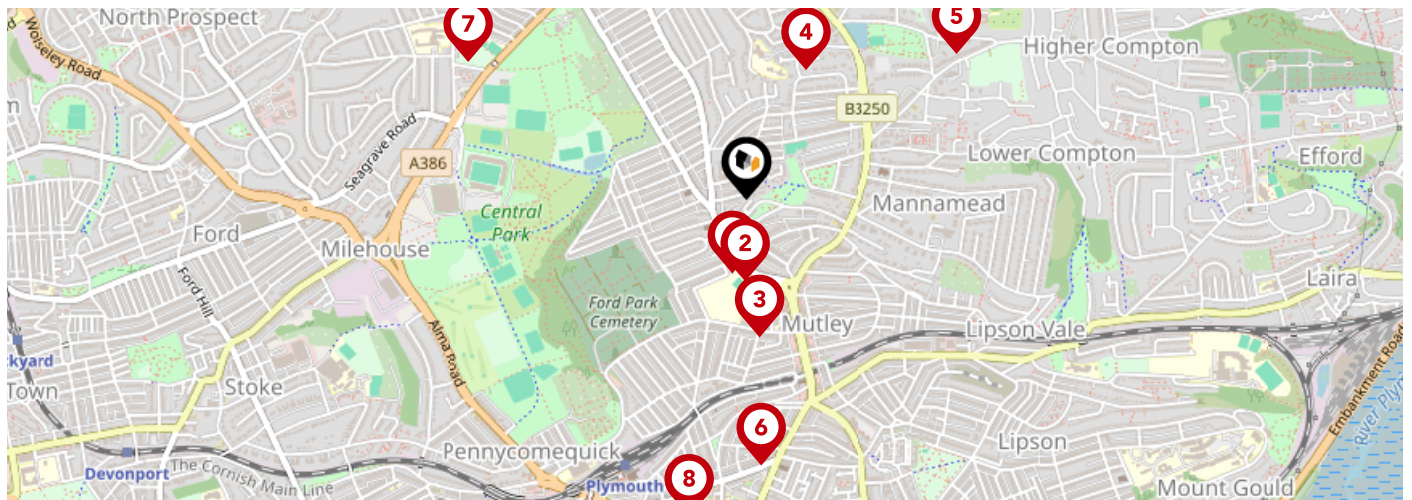
Property

EPC - Additional Data

Additional EPC Data

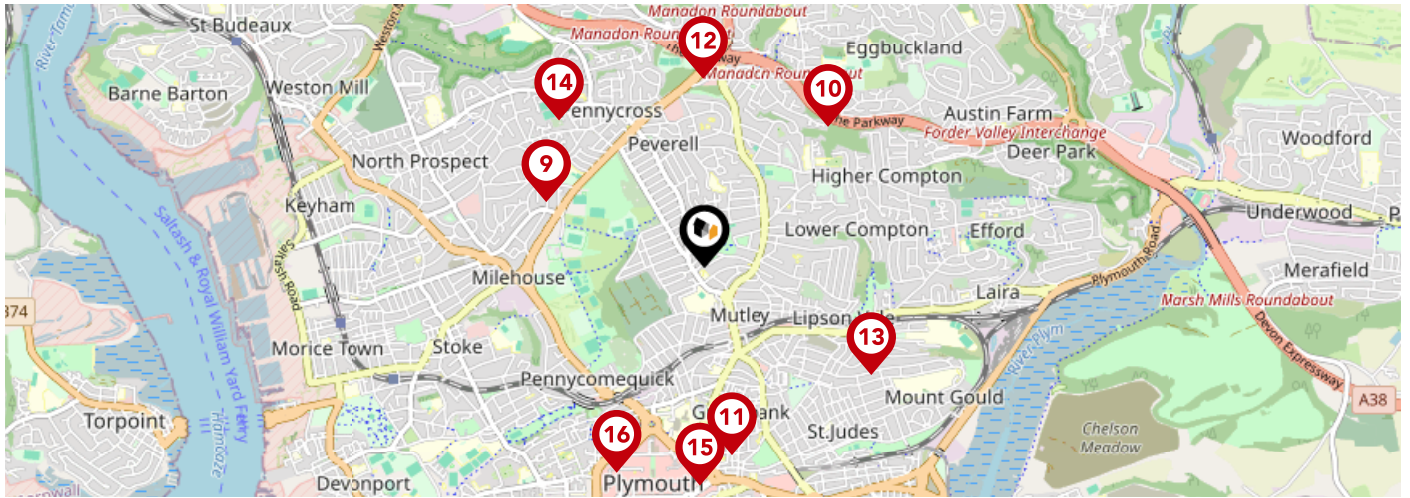
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	88 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Hyde Park Junior School Ofsted Rating: Good Pupils: 355 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Plymouth College Ofsted Rating: Not Rated Pupils: 513 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	King's School Ofsted Rating: Not Rated Pupils: 298 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Compton CofE Primary School Ofsted Rating: Good Pupils: 431 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Devonport High School for Girls Ofsted Rating: Good Pupils: 860 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

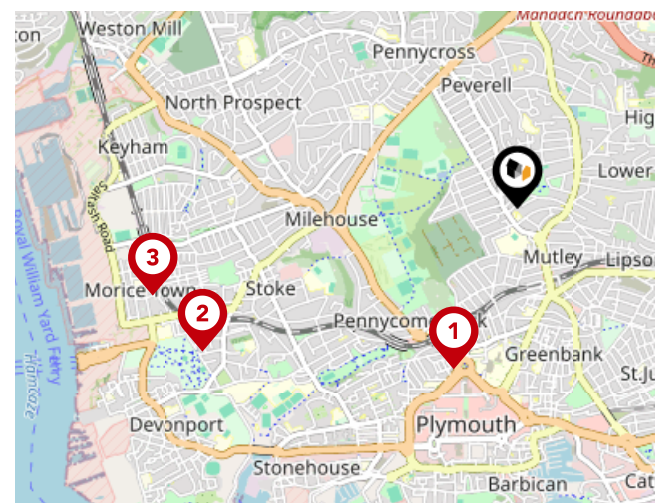
Area Schools






		Nursery	Primary	Secondary	College	Private
9	Montpelier Primary School Ofsted Rating: Good Pupils: 652 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Egguckland Community College Ofsted Rating: Requires improvement Pupils: 1040 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Manadon Vale Primary School Ofsted Rating: Good Pupils: 416 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Pennycross Primary School Ofsted Rating: Good Pupils: 403 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

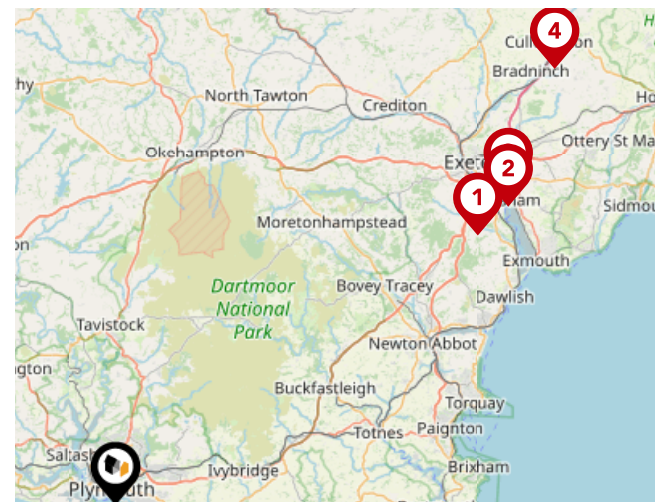
Area

Transport (National)







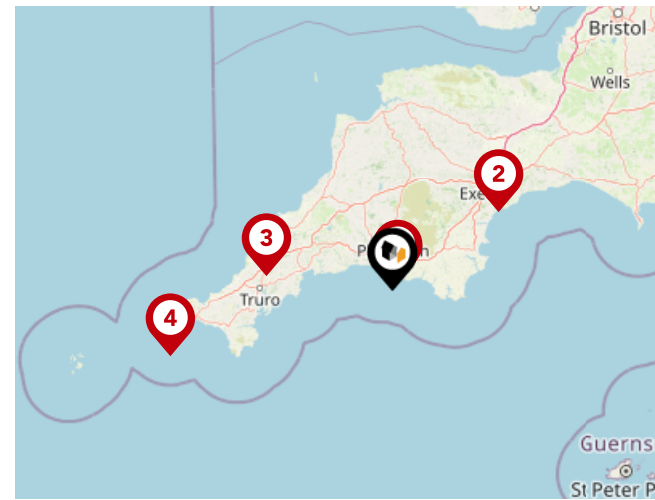
National Rail Stations

Pin	Name	Distance
	Plymouth Rail Station	0.81 miles
	Devonport Rail Station	1.64 miles
	Dockyard (Plymouth) Rail Station	1.78 miles







Trunk Roads/Motorways

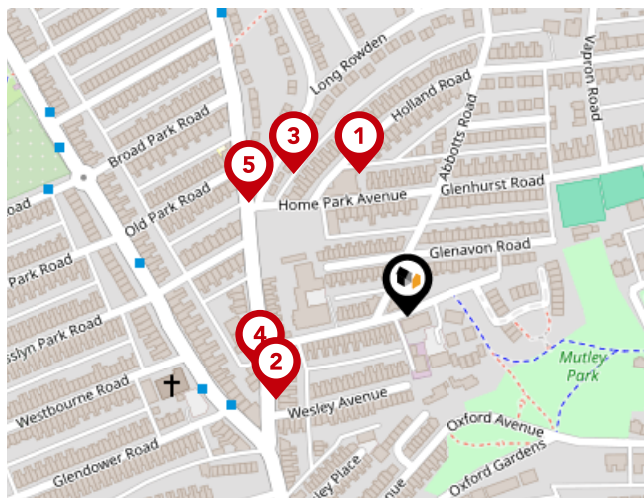
Pin	Name	Distance
	M5 J31	33.98 miles
	M5 J30	37.12 miles
	M5 J29	37.88 miles
	M5 J28	46.49 miles








Airports/Helipads

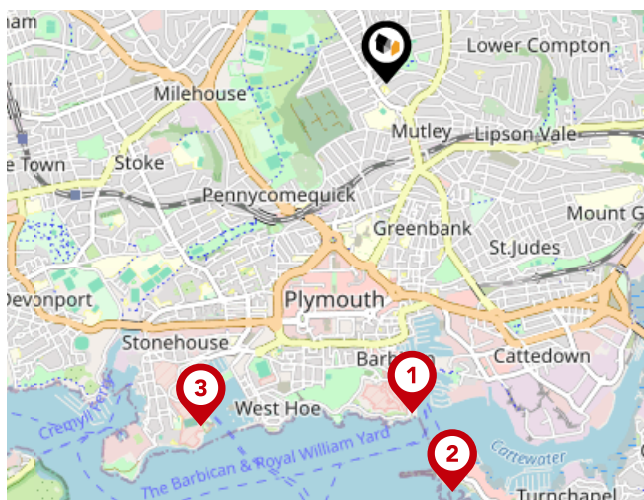
Pin	Name	Distance
	Glenholt	2.65 miles
	Exeter Airport	39.55 miles
	St Mawgan	38.49 miles
	Joppa	70.54 miles

Area






Bus Stops/Stations

Pin	Name	Distance
	Holland Road	0.09 miles
	Weston Park Road Shops	0.09 miles
	Long Rowden	0.11 miles
	Hyde Park Cars	0.09 miles
	Old Park Road	0.11 miles



Ferry Terminals

Pin	Name	Distance
	Plymouth (Barbican) Landing Stage	1.56 miles
	Plymouth Mount Batten Ferry Landing	1.96 miles
	Plymouth Ferry Terminal	1.84 miles

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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