

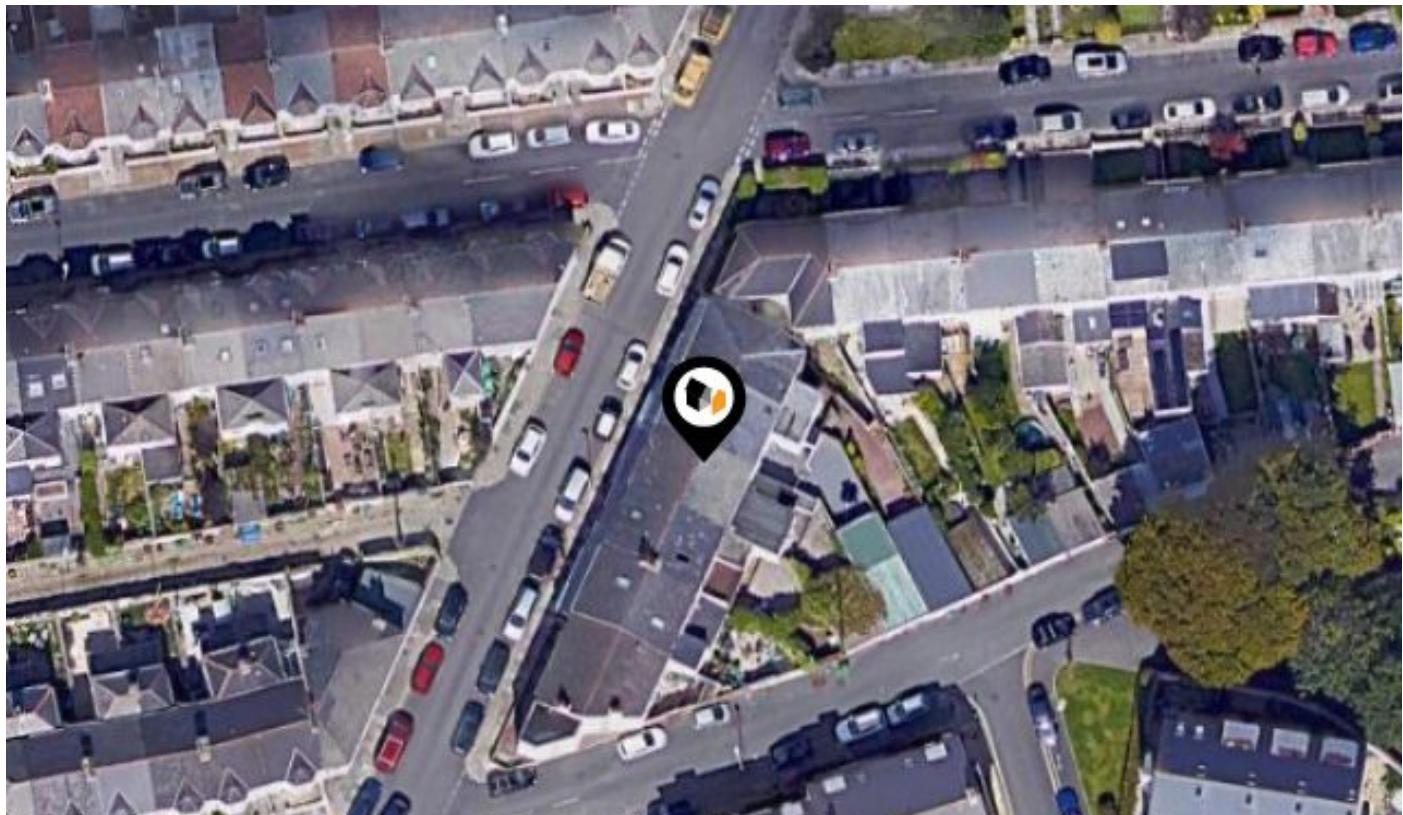


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KFB: Key Facts For Buyers

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

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com



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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
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

9
mb/s



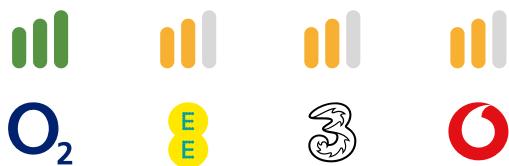
80
mb/s



1000
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

8a Abbotts Road, PL3 4PB

Energy rating

D

Valid until 06.03.2032

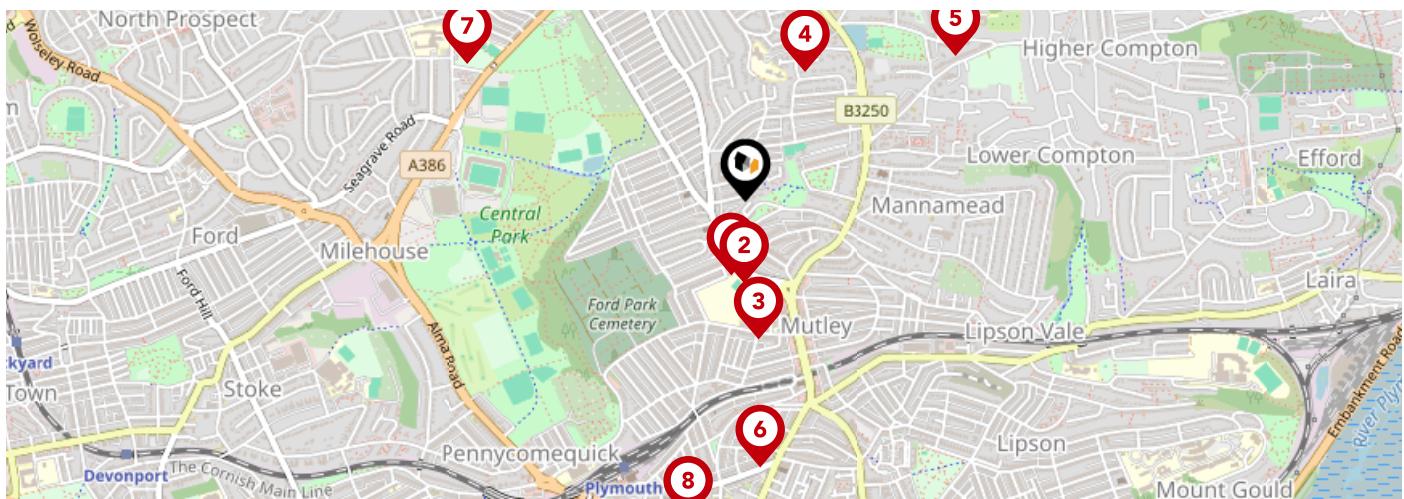
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	72 C
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data

Additional EPC Data

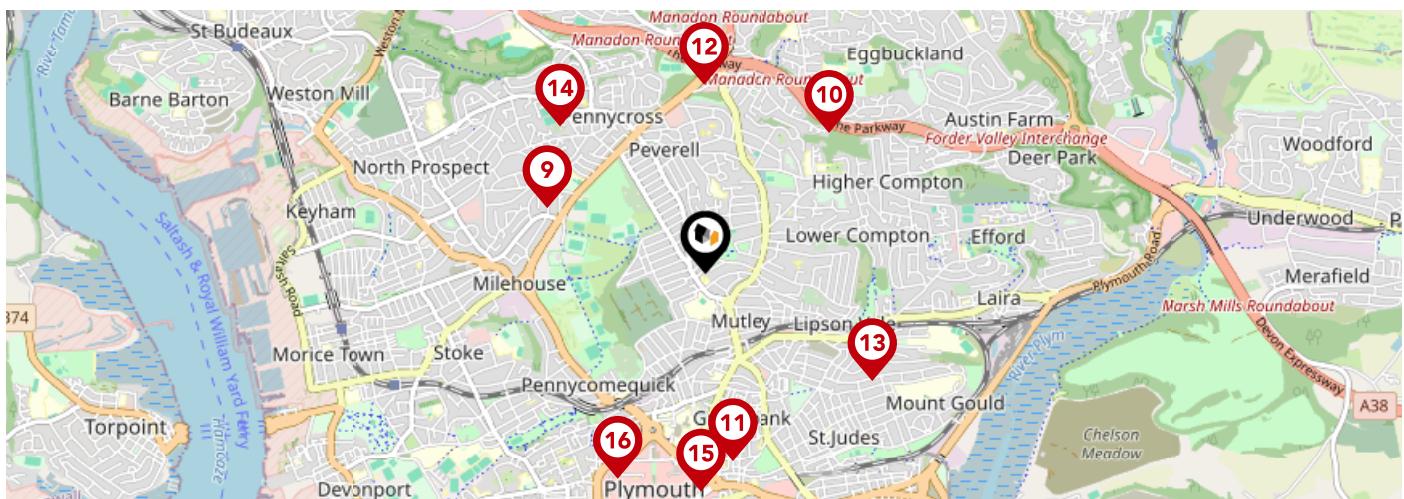
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	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

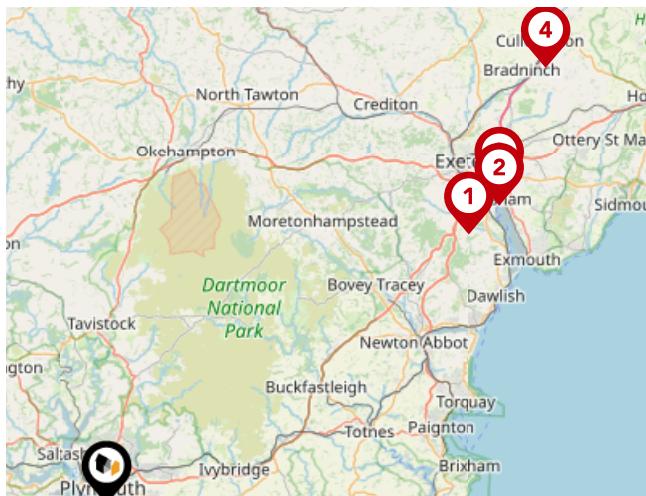
			Nursery	Primary	Secondary	College	Private
9	Montpelier Primary School		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 652 Distance:0.81						
10	Eggbuckland Community College		<input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

Area Transport (National)



National Rail Stations

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



Trunk Roads/Motorways

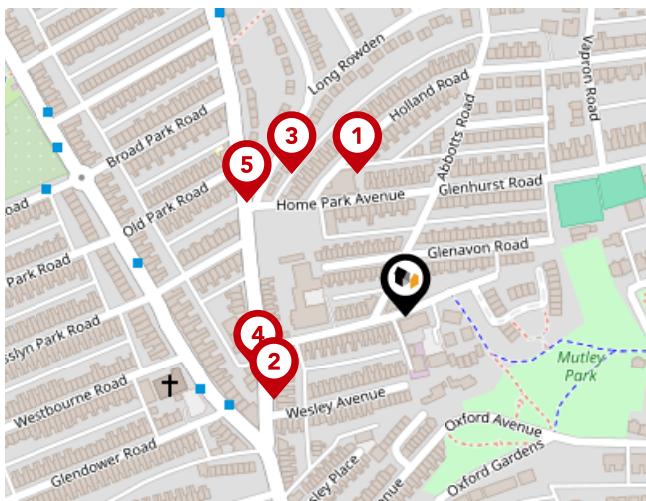
Pin	Name	Distance
1	M5 J31	33.98 miles
2	M5 J30	37.12 miles
3	M5 J29	37.88 miles
4	M5 J28	46.49 miles



Airports/Helpads

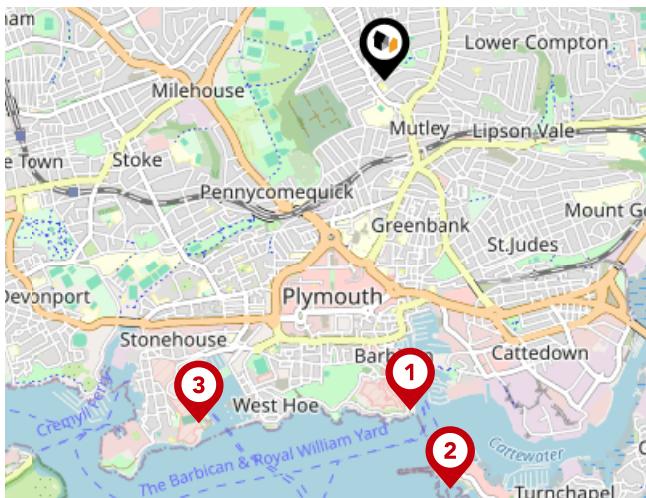
Pin	Name	Distance
1	Glenholt	2.65 miles
2	Exeter Airport	39.55 miles
3	St Mawgan	38.49 miles
4	Joppa	70.54 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Holland Road	0.09 miles
2	Weston Park Road Shops	0.09 miles
3	Long Rowden	0.11 miles
4	Hyde Park Cars	0.09 miles
5	Old Park Road	0.11 miles



Ferry Terminals

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

Data Quality

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6 Mannamead Road Plymouth Devon PL4
7AA
01752 256000
property@langtownandcountry.com
www.langtownandcountry.com

