

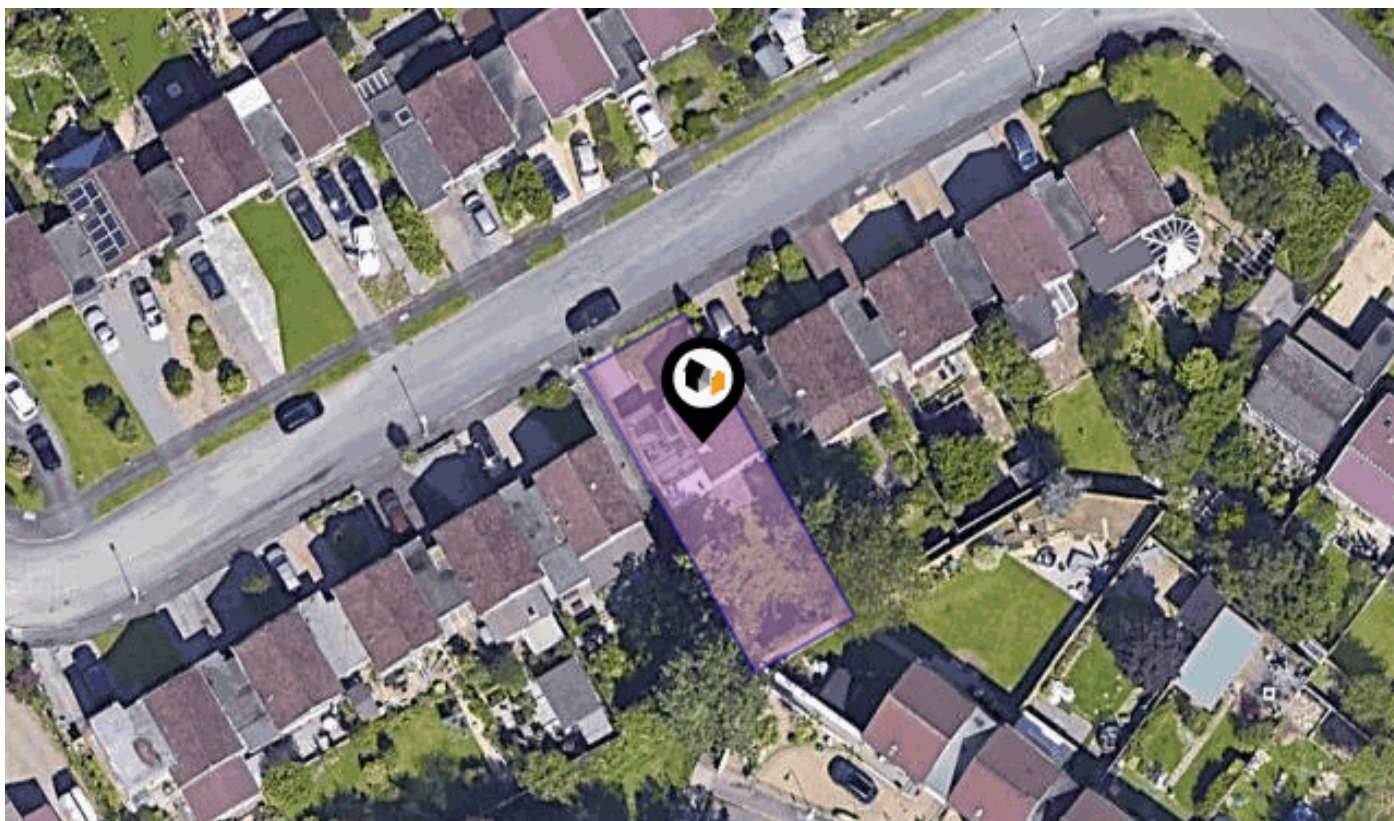


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 22nd July 2026



38, POWDERHAM ROAD, PLYMOUTH, PL3 5SG

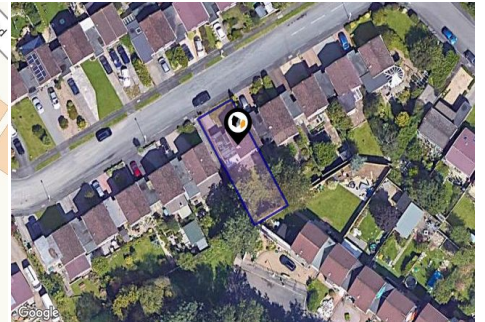
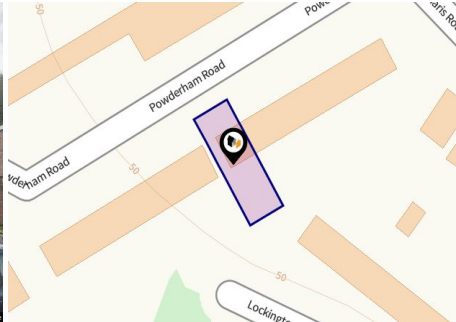
Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	893 ft ² / 83 m ²
Plot Area:	0.07 acres
Year Built :	1976-1982
Council Tax :	Band D
Annual Estimate:	£2,442
Title Number:	DN13646
UPRN:	100040477057
Restrictive Covenants:	Yes

Last Sold Date:	21/09/2022
Last Sold Price:	£320,000
Last Sold £/ft ² :	£358
Tenure:	Freehold

Local Area

Local Authority:	City of plymouth
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

17
mb/s



53
mb/s



5500
mb/s



Mobile Coverage:

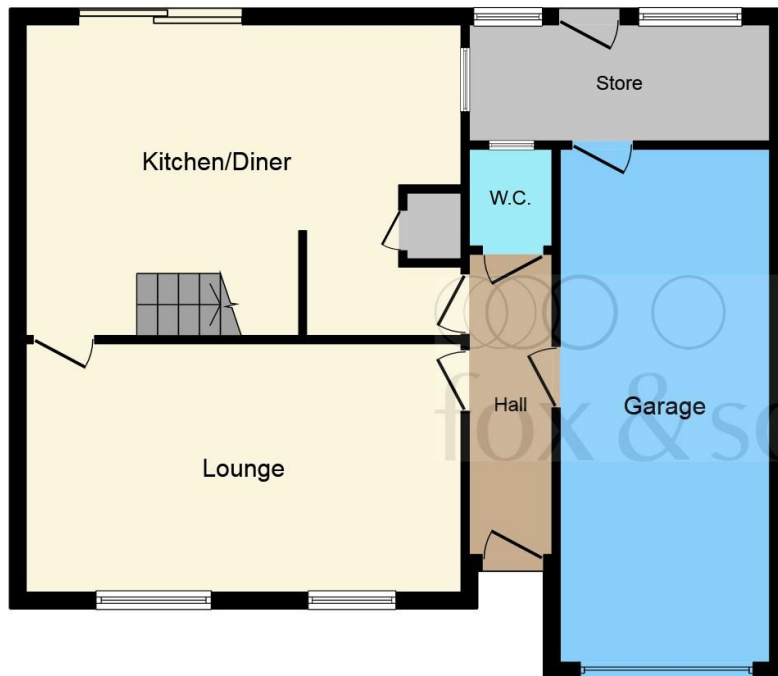
(based on calls indoors)



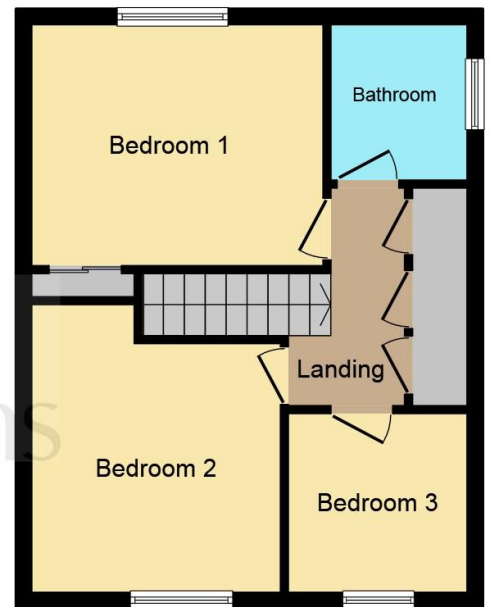
Satellite/Fibre TV Availability:



38, POWDERHAM ROAD, PLYMOUTH, PL3 5SG



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

38, Powderham Road, PL3 5SG

Energy rating

D

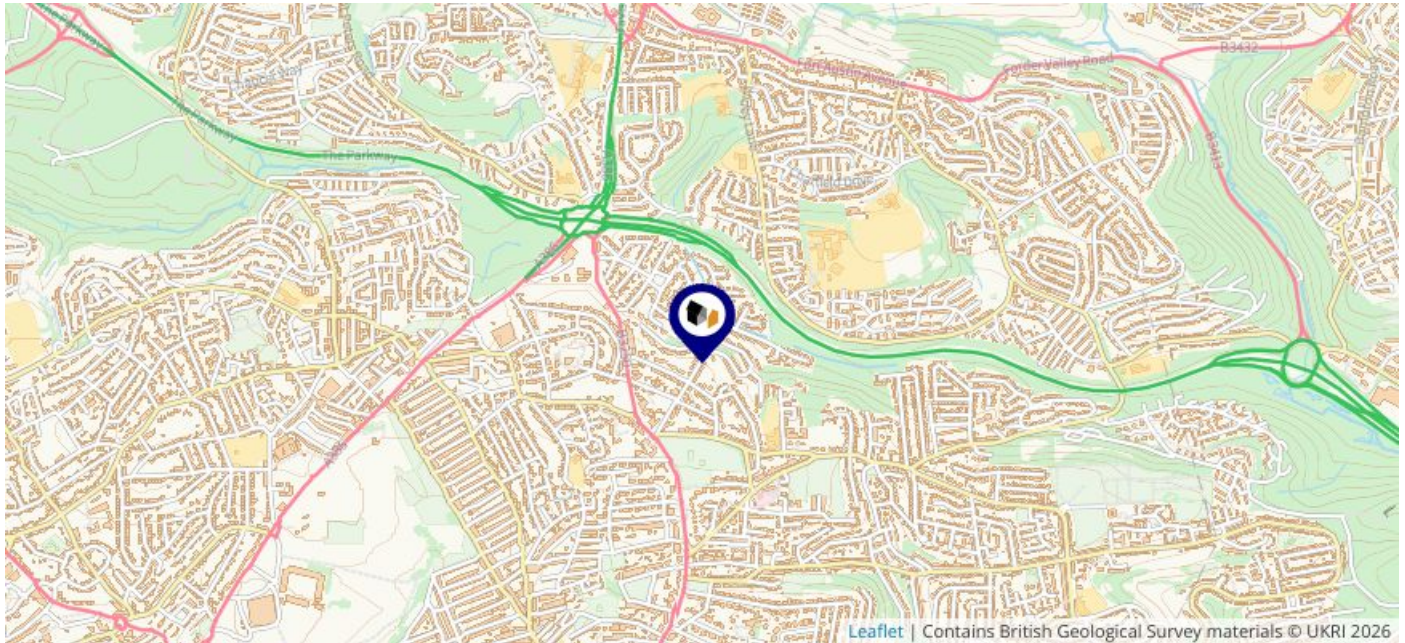
Valid until 02.05.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Controls for high heat retention storage heaters
Hot Water System:	Gas multipoint
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	83 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

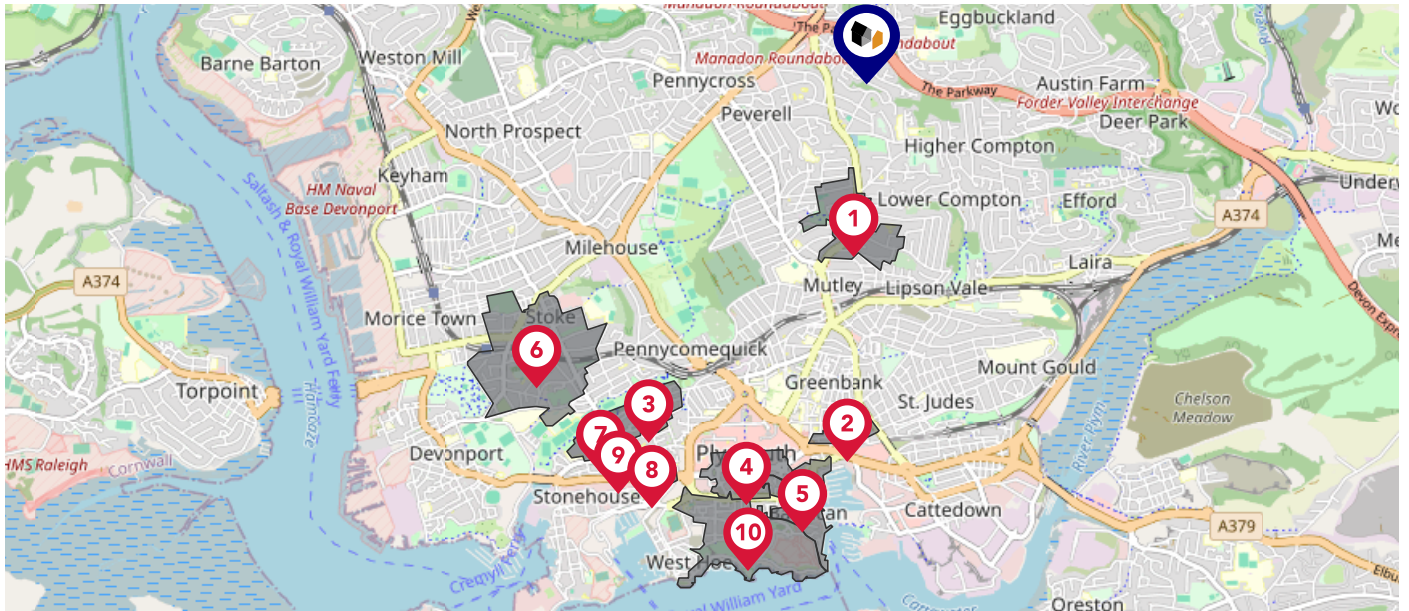
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

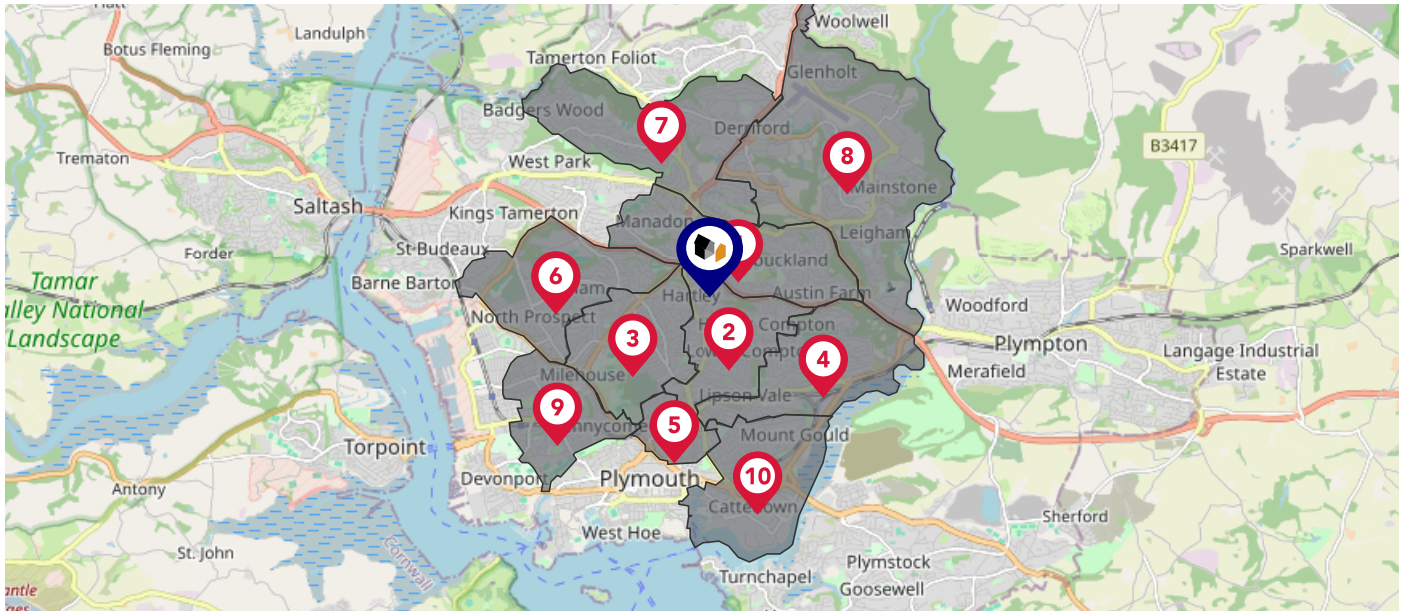
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Mannamead
- 2 Ebrington Street
- 3 North Stonehouse
- 4 City Centre
- 5 Barbican
- 6 Stoke
- 7 Royal Naval Hospital
- 8 Union Street
- 9 Adelaide Street/Clarence Place
- 10 The Hoe

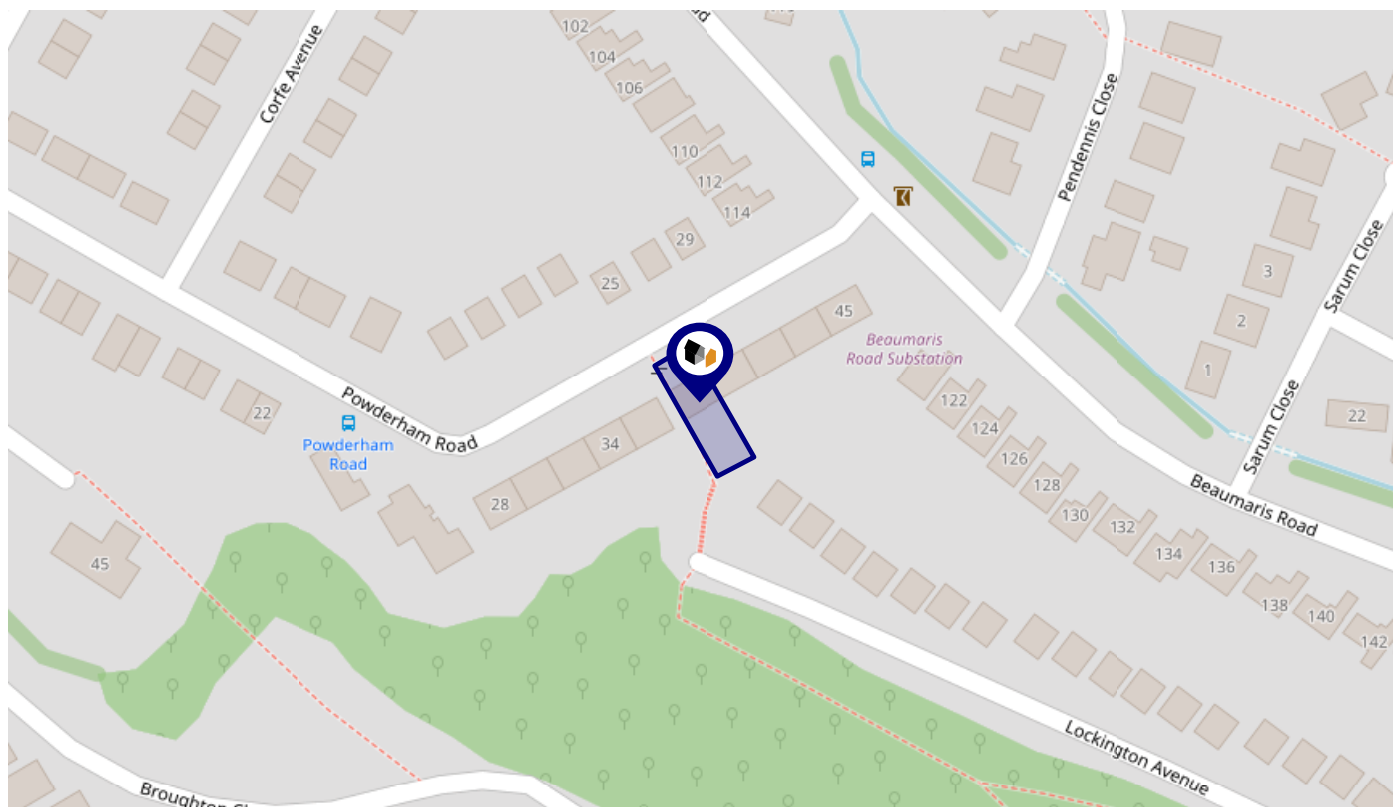
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Eggbuckland Ward
- 2 Compton Ward
- 3 Peverell Ward
- 4 Efford and Lipson Ward
- 5 Drake Ward
- 6 Ham Ward
- 7 Budshead Ward
- 8 Moor View Ward
- 9 Stoke Ward
- 10 Sutton and Mount Gould Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

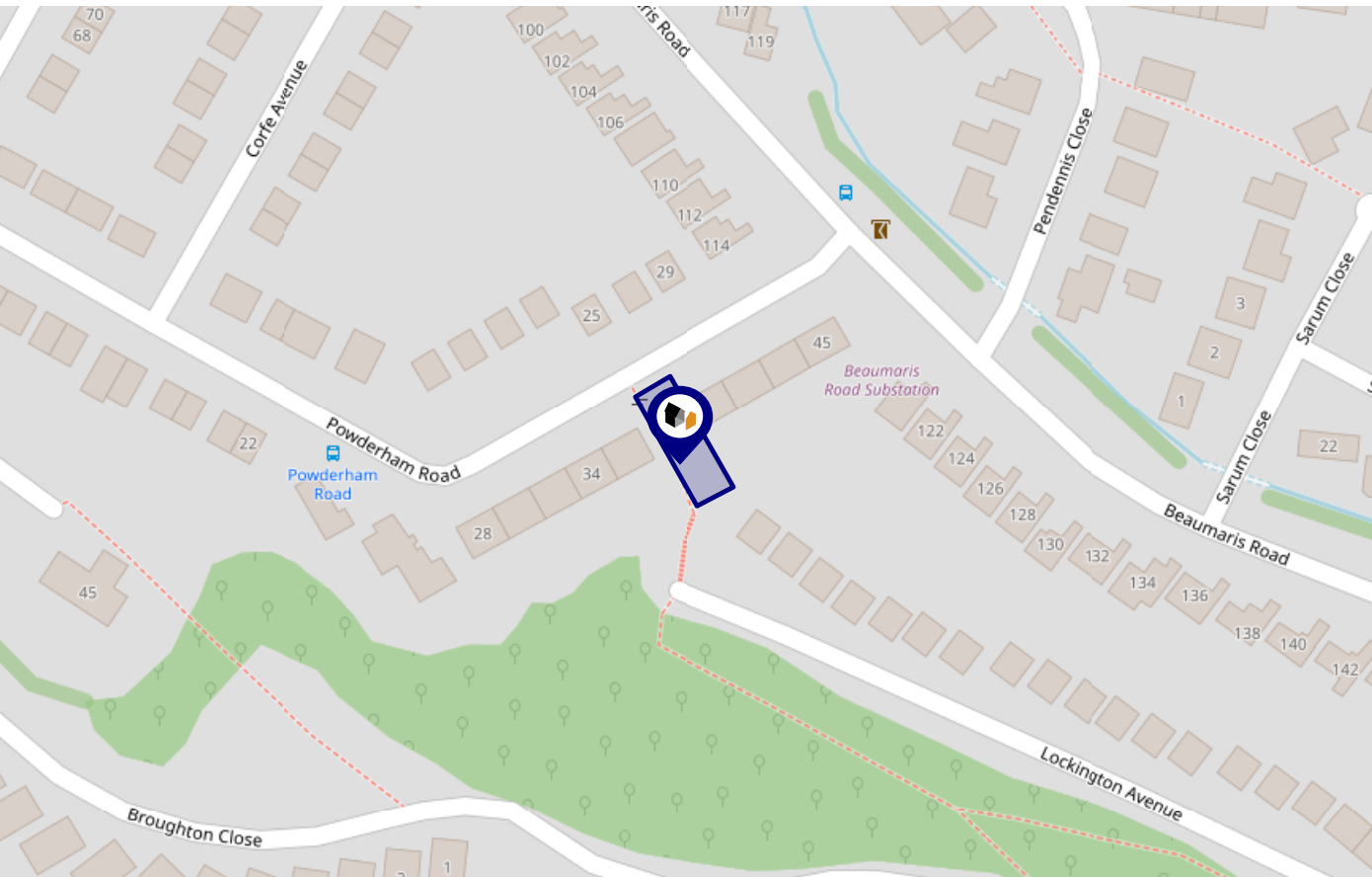
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

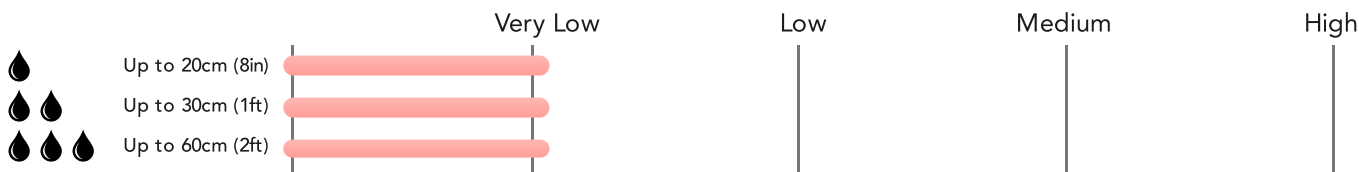


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

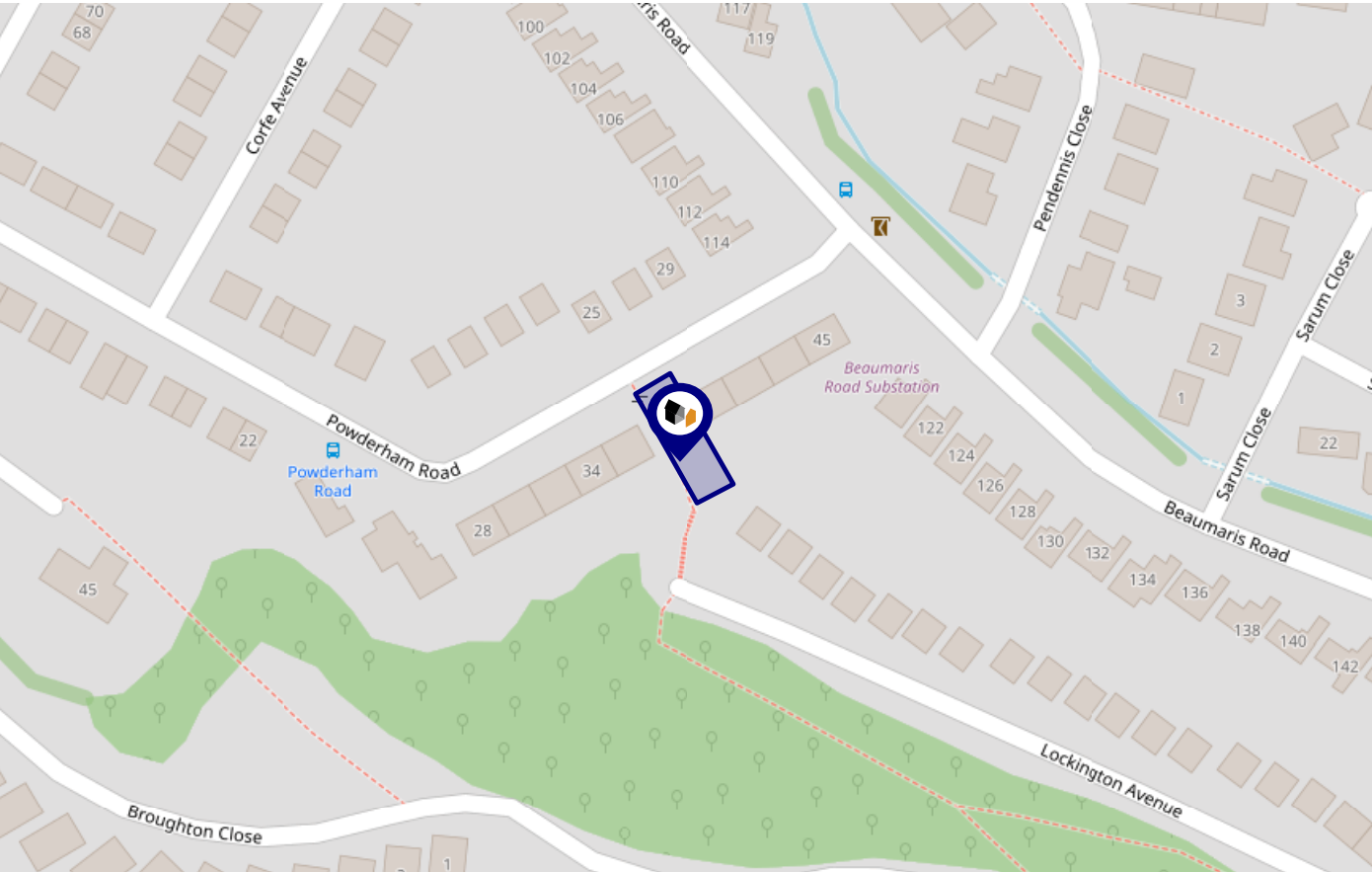


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

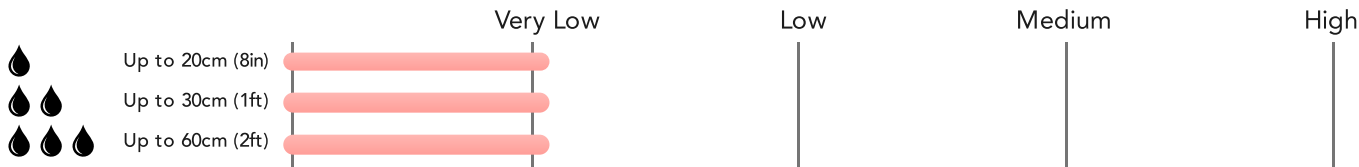


Risk Rating: Very low

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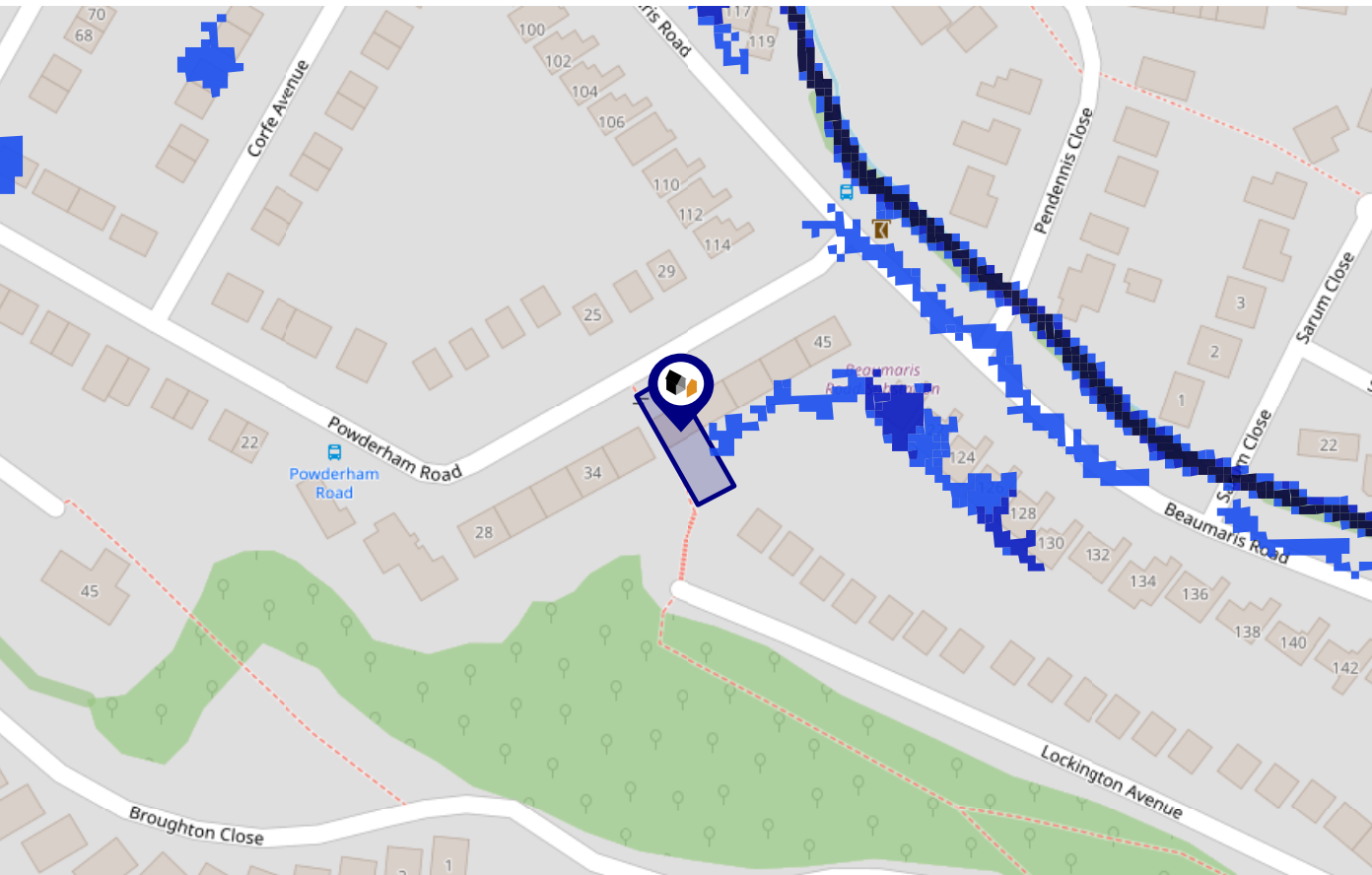


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

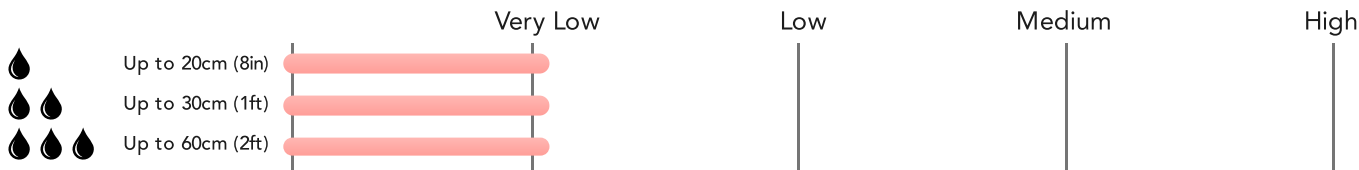


Risk Rating: Very low

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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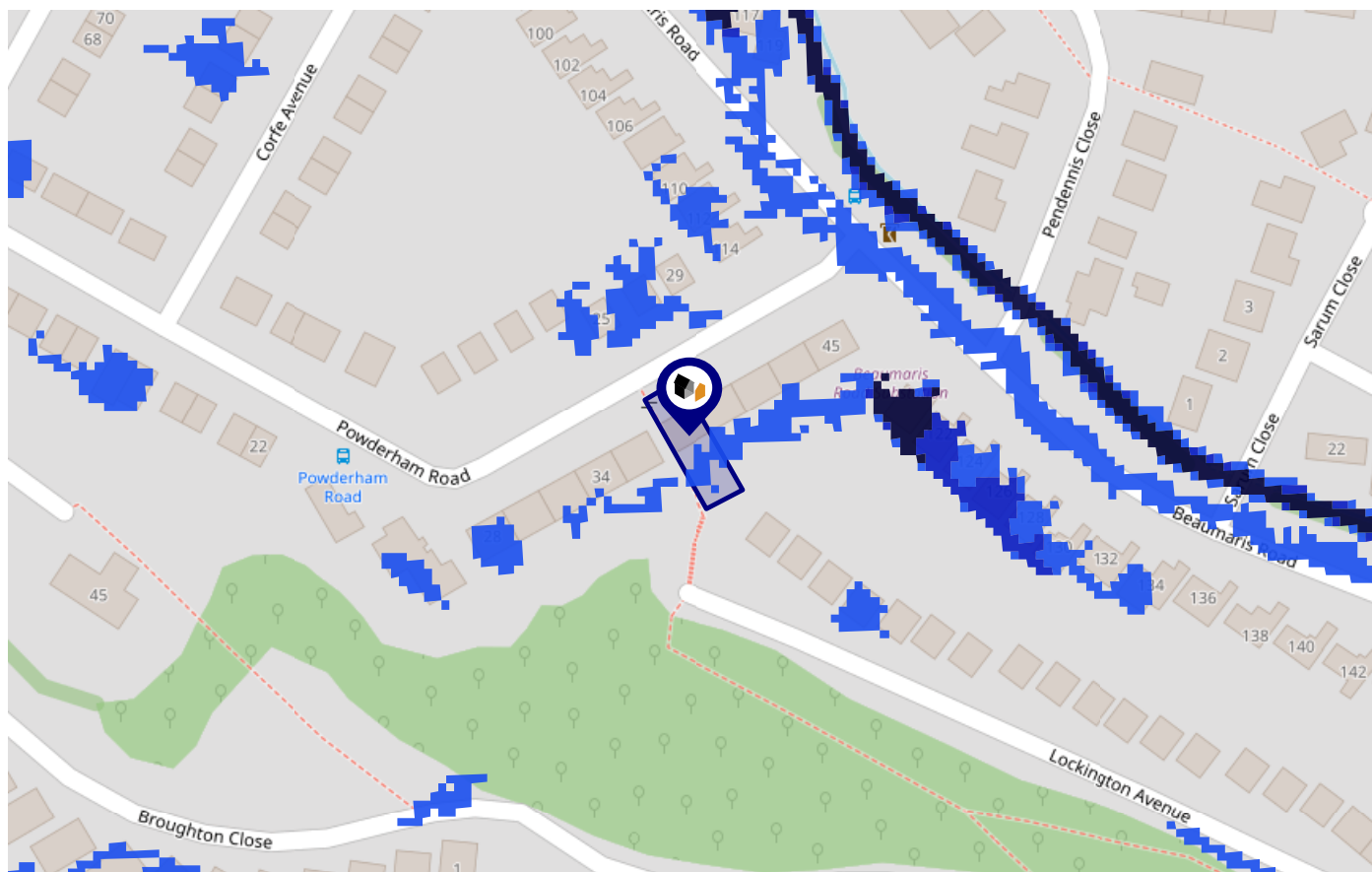
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

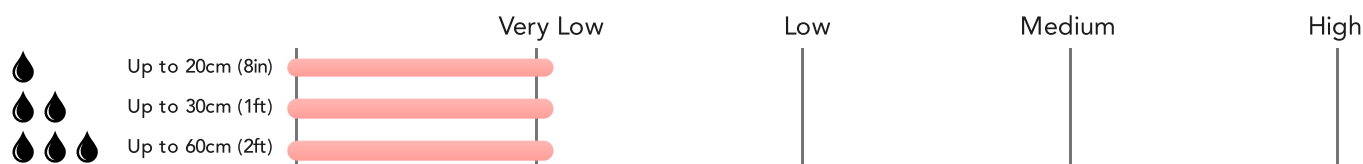


Risk Rating: Very low

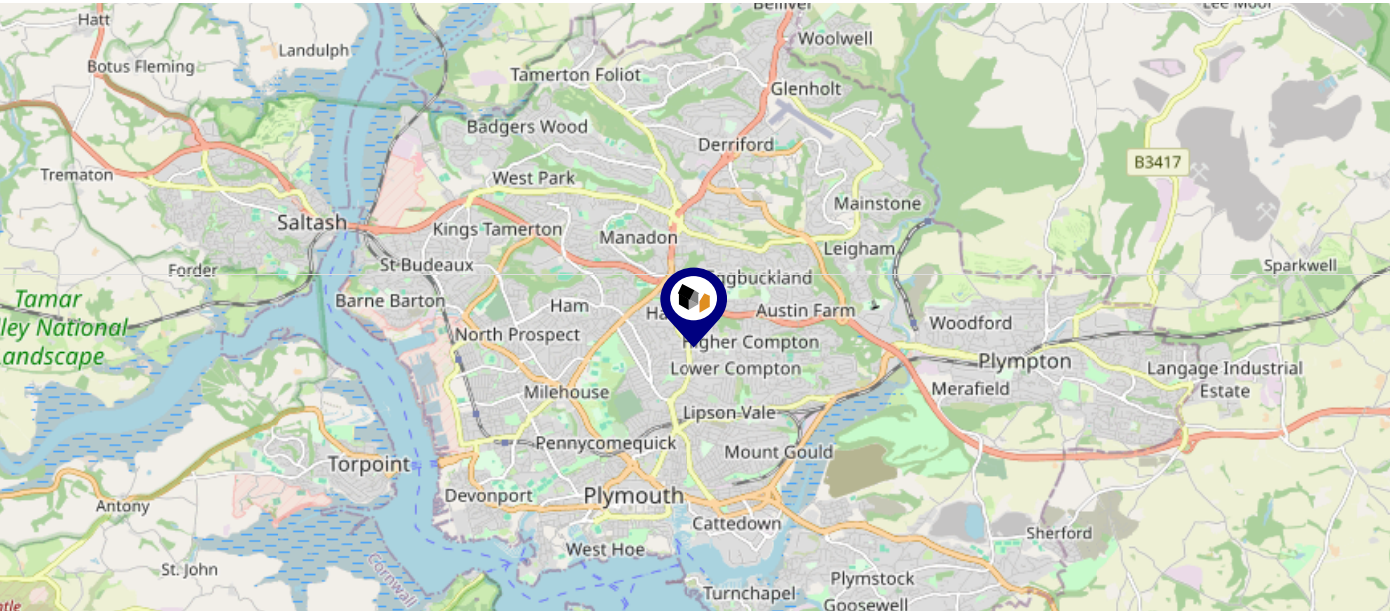
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



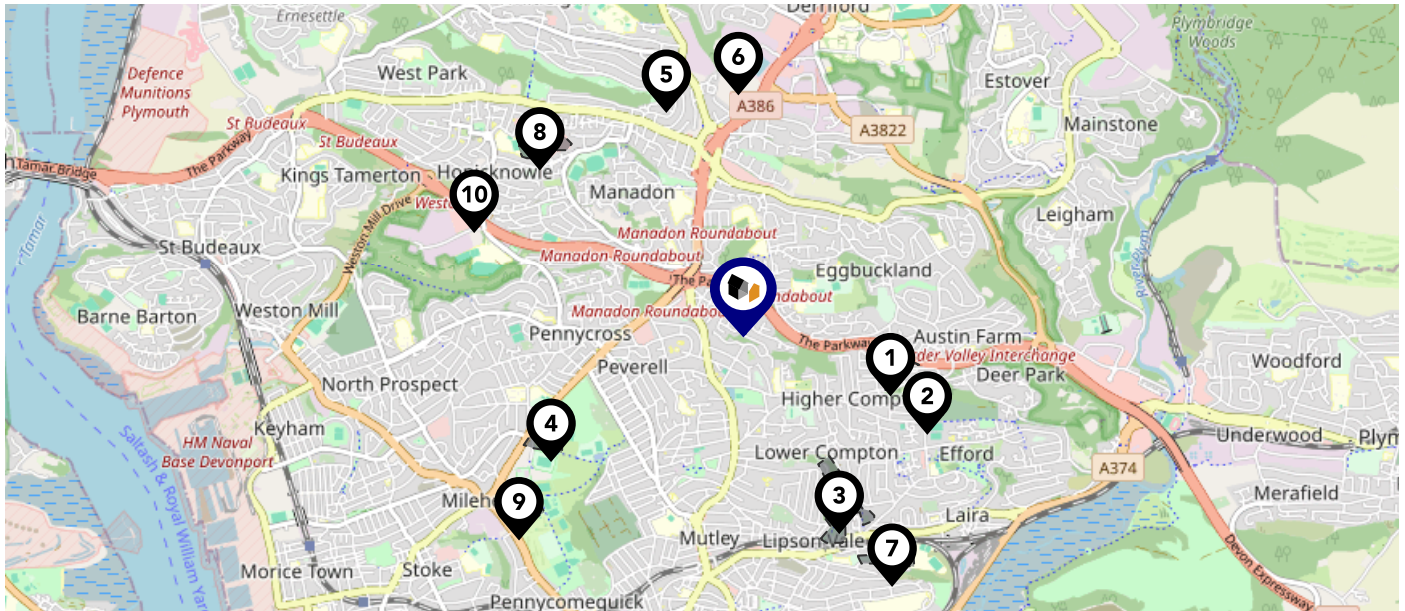
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

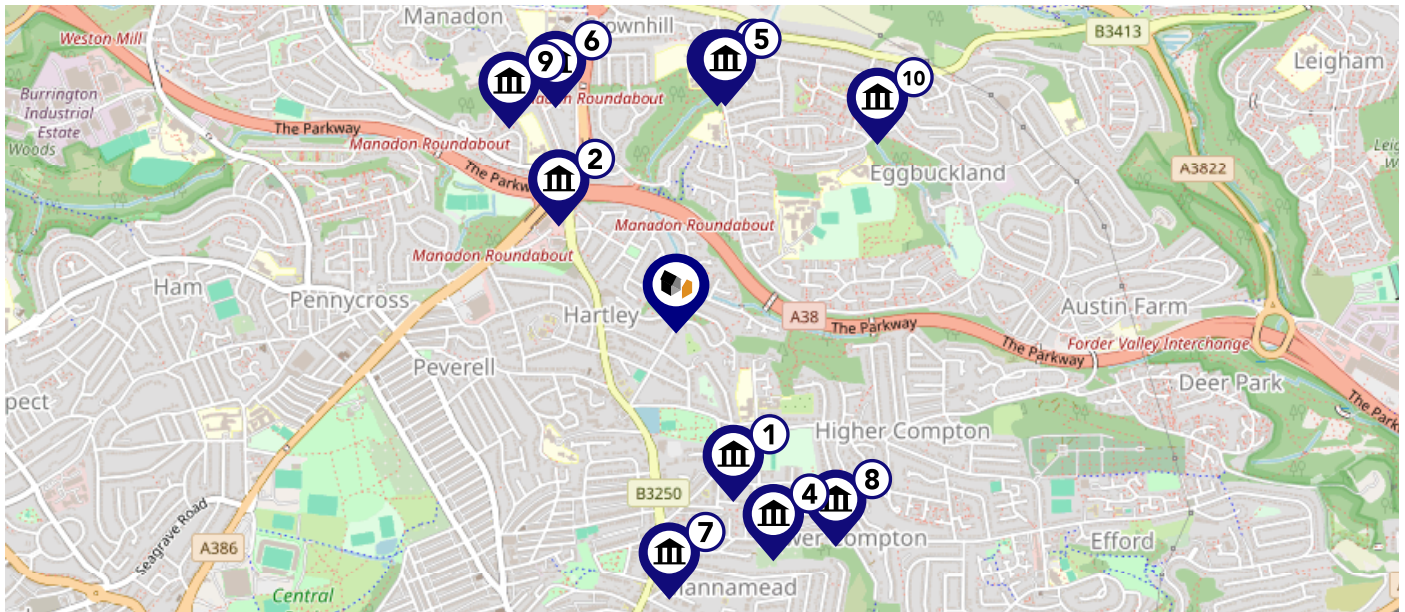
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



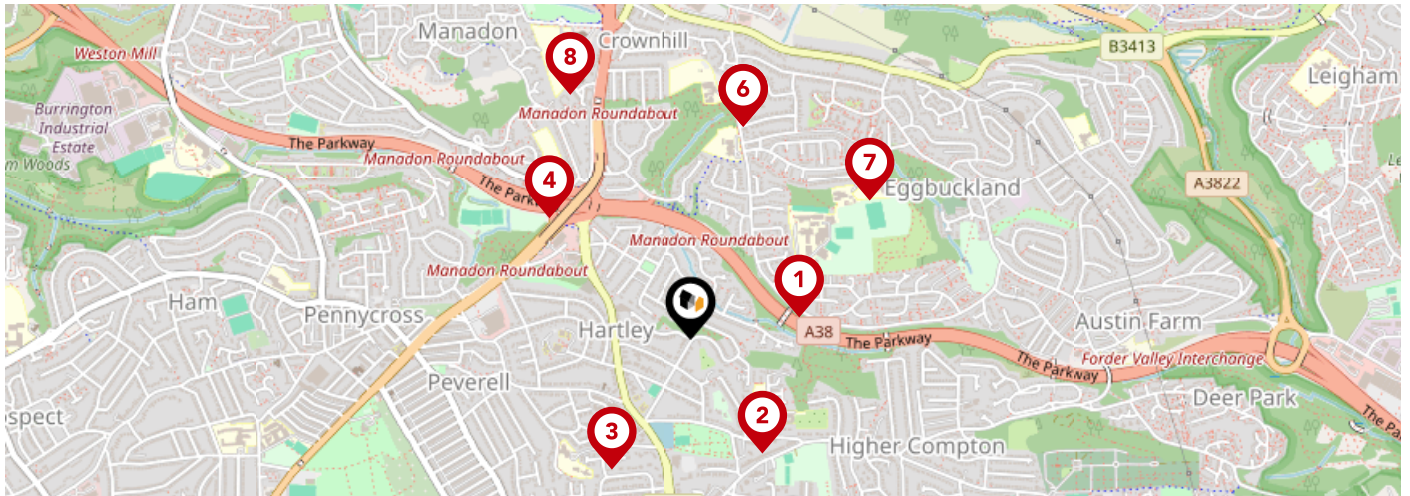
Nearby Landfill Sites

1	Valley View Close-Valley View Close, Plymouth	Historic Landfill	☐
2	Eggbuckland Road Efford Adj Cemetery-Eggbuckland Road, Efford, Plymouth	Historic Landfill	☐
3	Lower Compton-Lipson Vale, Plymouth	Historic Landfill	☐
4	Peverell Cricket Ground-Peverell Cricket Ground, Plymouth	Historic Landfill	☐
5	Crownhill-Crownhill, Plymouth	Historic Landfill	☐
6	Crownhill Sewage Works-Crownhill Sewage Works, Plymouth	Historic Landfill	☐
7	Laira Lipson College-Laira, Plymouth	Historic Landfill	☐
8	Honicknowle Brickworks-Plymouth, Devon	Historic Landfill	☐
9	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill	☐
10	Honicknowle To March Mill-Honicknowle To March Mill, Plymouth	Historic Landfill	☐

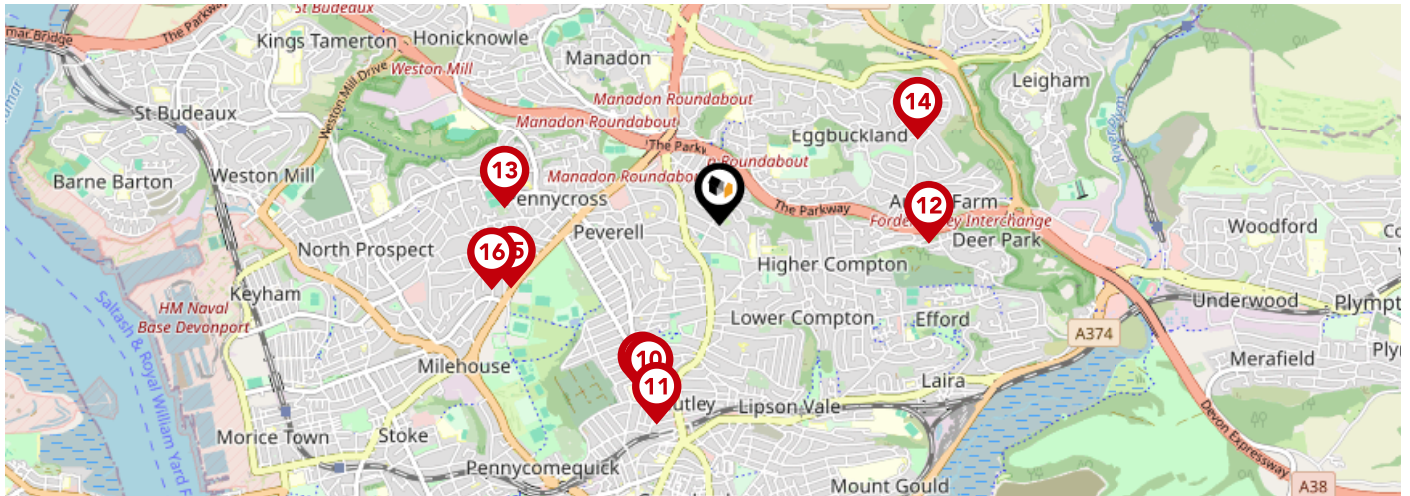
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1244647 - Pearn Convalescent Home	Grade II	0.4 miles
	1386314 - Widey Lodge Gate Piers Relocated On Pedestrian Bridge At Manadon Flyover	Grade II	0.4 miles
	1386499 - Gate Piers To West Of Widey Grange	Grade II	0.6 miles
	1386341 - 9, Priory Road	Grade II	0.6 miles
	1386498 - Widey Grange	Grade II	0.6 miles
	1386450 - Church Of The Ascension	Grade II	0.6 miles
	1386221 - Church Of Emmanuel	Grade II	0.6 miles
	1386342 - Priory Cottage	Grade II	0.6 miles
	1386219 - Gate Piers Approximately 275 Metres South East Of Manadon House	Grade II	0.6 miles
	1130024 - Bowden Farm	Grade II	0.7 miles



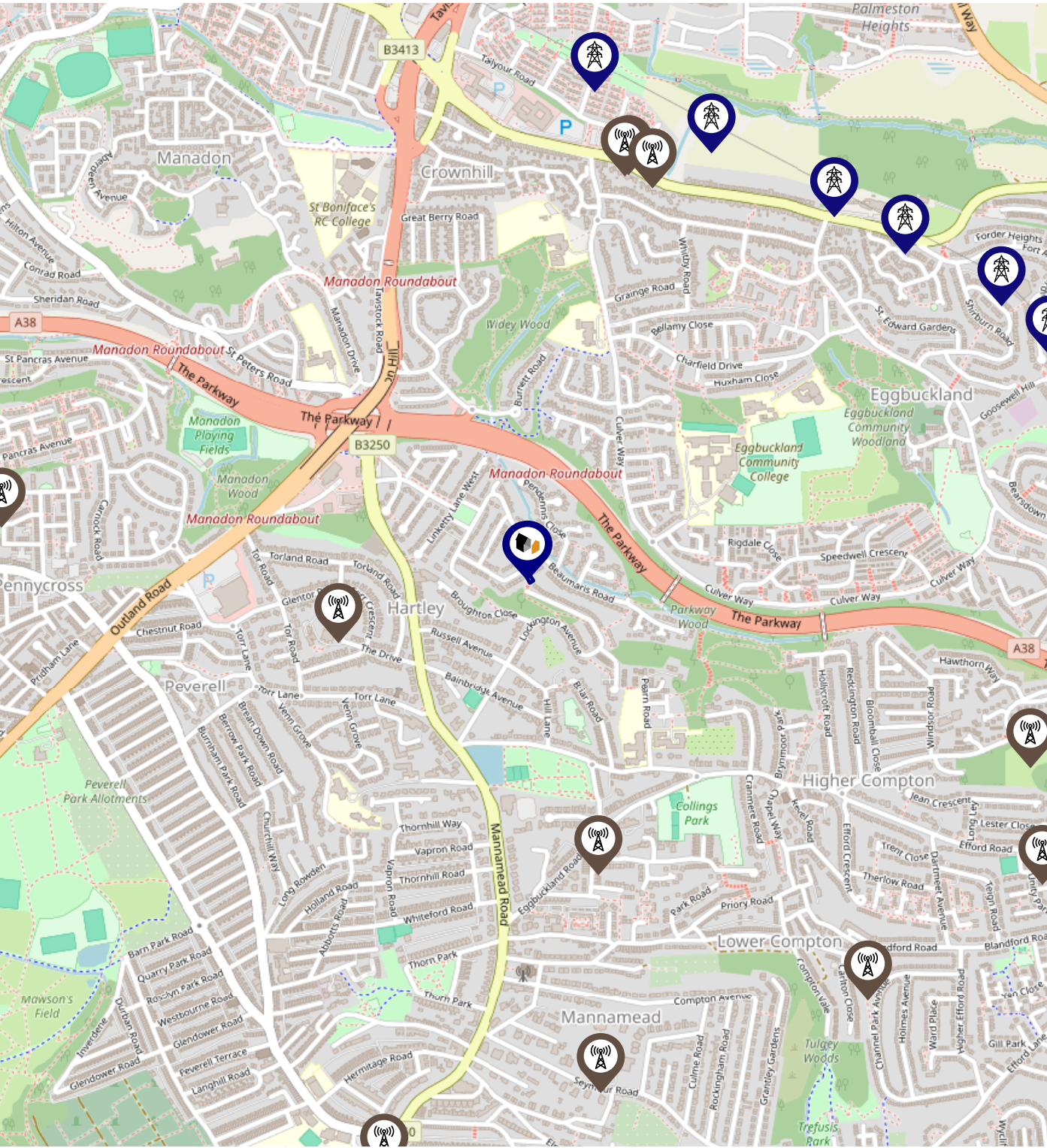
		Nursery	Primary	Secondary	College	Private
1	Egguckland Community College Ofsted Rating: Requires improvement Pupils: 1040 Distance:0.27	☐	☐	☒	☐	☐
2	Compton CofE Primary School Ofsted Rating: Good Pupils: 431 Distance:0.32	☐	☒	☐	☐	☐
3	King's School Ofsted Rating: Not Rated Pupils: 298 Distance:0.36	☐	☒	☐	☐	☐
4	Manadon Vale Primary School Ofsted Rating: Good Pupils: 416 Distance:0.44	☐	☒	☐	☐	☐
5	Widey Court Primary School Ofsted Rating: Good Pupils: 602 Distance:0.52	☐	☒	☐	☐	☐
6	Courtlands School Ofsted Rating: Good Pupils: 107 Distance:0.52	☐	☒	☐	☐	☐
7	Egguckland Vale Primary School Ofsted Rating: Good Pupils: 396 Distance:0.54	☐	☒	☐	☐	☐
8	St Boniface's RC College Ofsted Rating: Requires improvement Pupils: 374 Distance:0.64	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Hyde Park Junior School Ofsted Rating: Good Pupils: 355 Distance:0.87	☐	☒	☐	☐	☐
10	Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:0.87	☐	☒	☐	☐	☐
11	Plymouth College Ofsted Rating: Not Rated Pupils: 513 Distance:0.98	☐	☐	☒	☐	☐
12	Austin Farm Academy Ofsted Rating: Good Pupils: 125 Distance:0.99	☐	☒	☐	☐	☐
13	Pennycross Primary School Ofsted Rating: Good Pupils: 403 Distance:1.02	☐	☒	☐	☐	☐
14	St Edward's CofE Primary School Ofsted Rating: Good Pupils: 219 Distance:1.02	☐	☒	☐	☐	☐
15	Devonport High School for Girls Ofsted Rating: Good Pupils: 860 Distance:1.03	☐	☐	☒	☐	☐
16	Montpelier Primary School Ofsted Rating: Good Pupils: 652 Distance:1.12	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

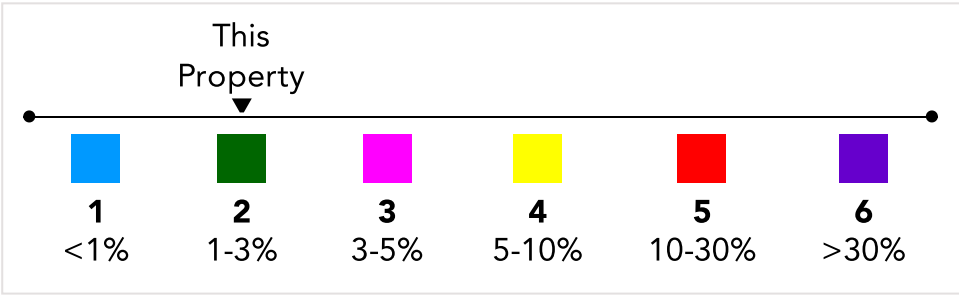
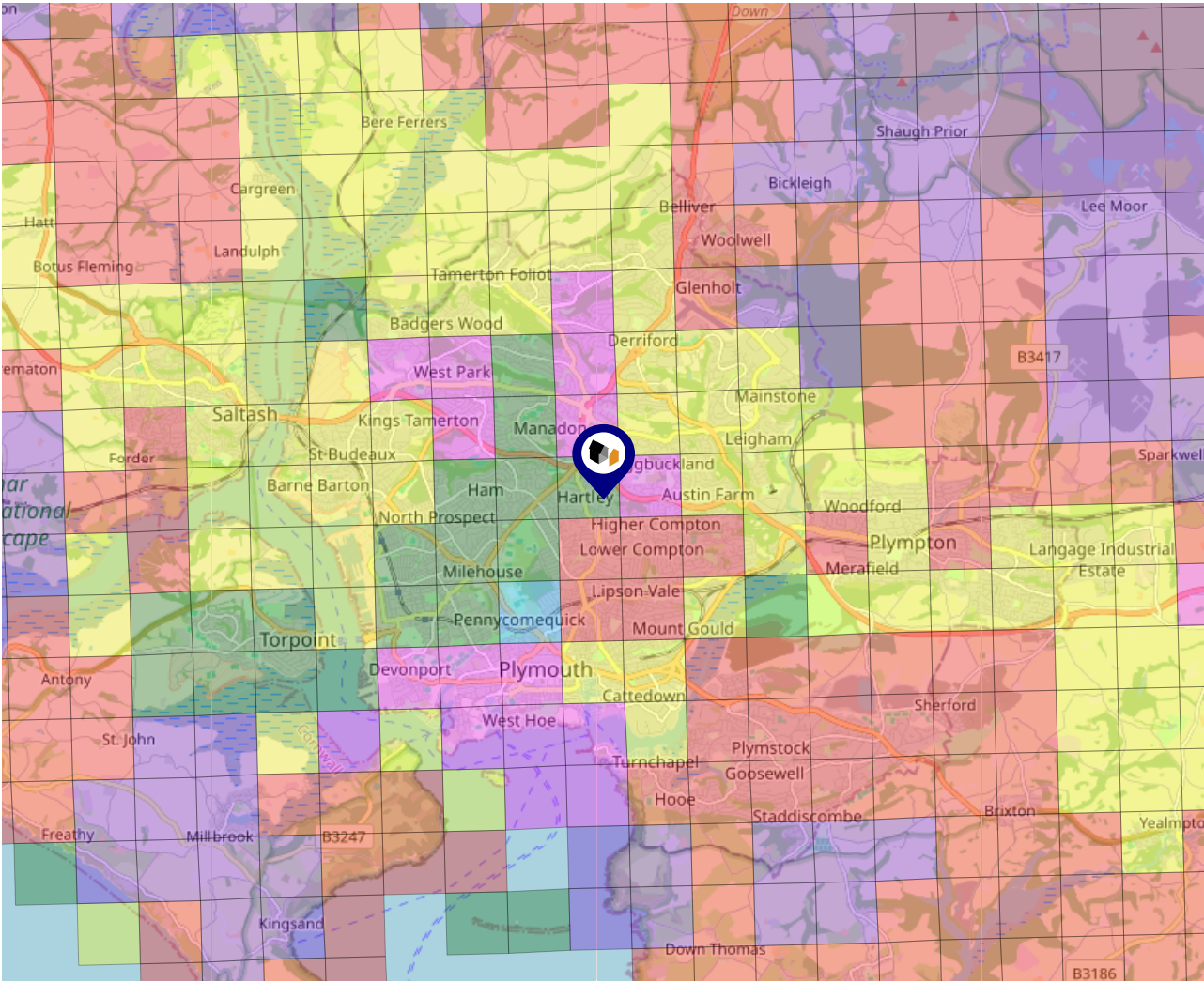


Key:

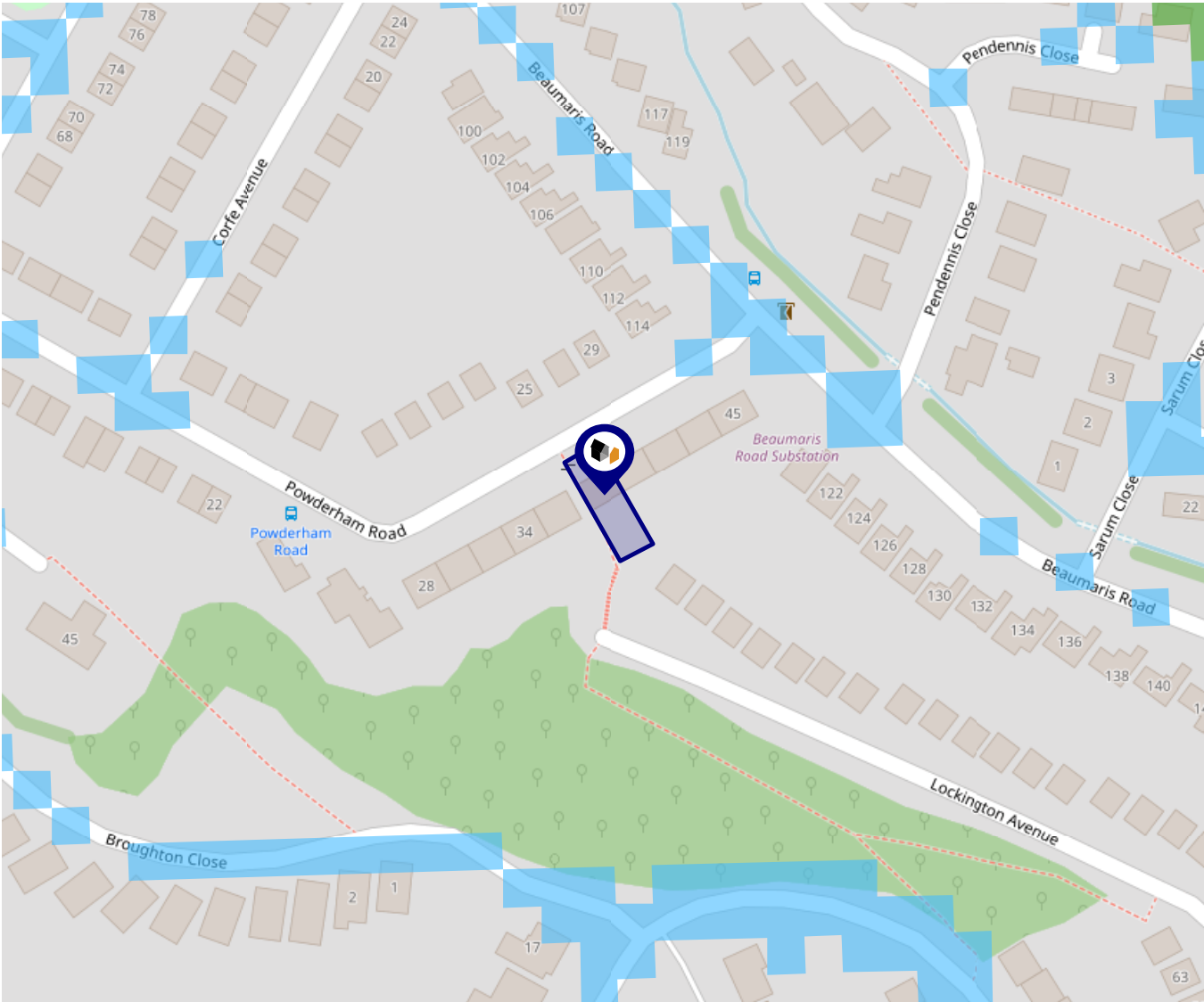
- Power Pylons
- Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



Local Area Road Noise

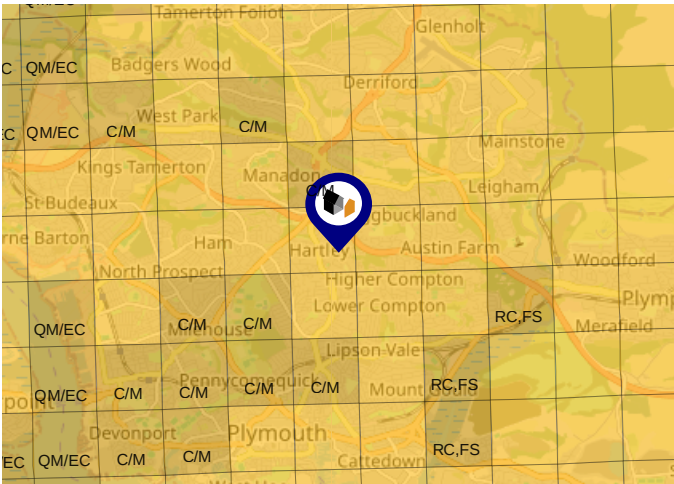


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

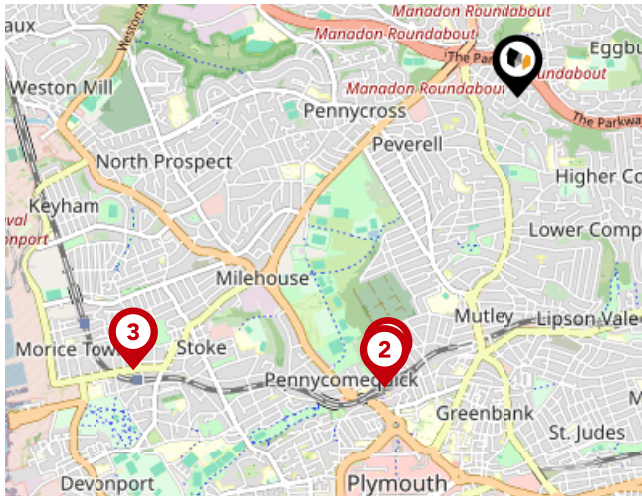
Carbon Content:	NONE	Soil Texture:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

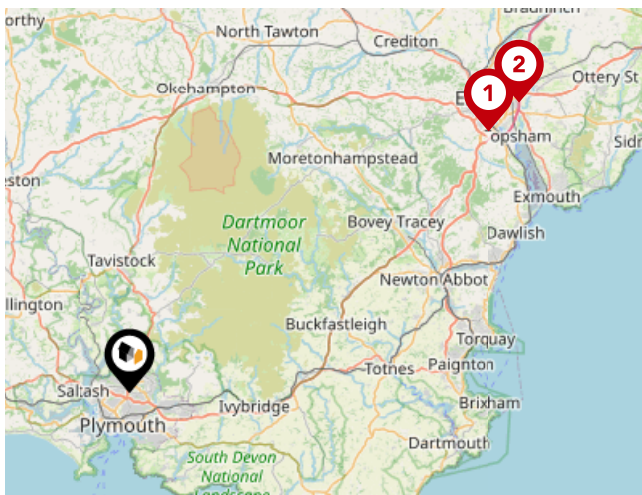
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area Transport (National)



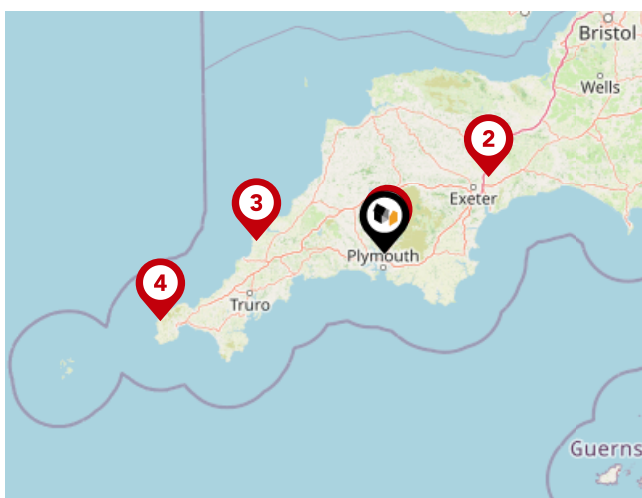
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1.47 miles
2	Plymouth Rail Station	1.5 miles
3	Devonport Rail Station	2.23 miles



Trunk Roads/Motorways

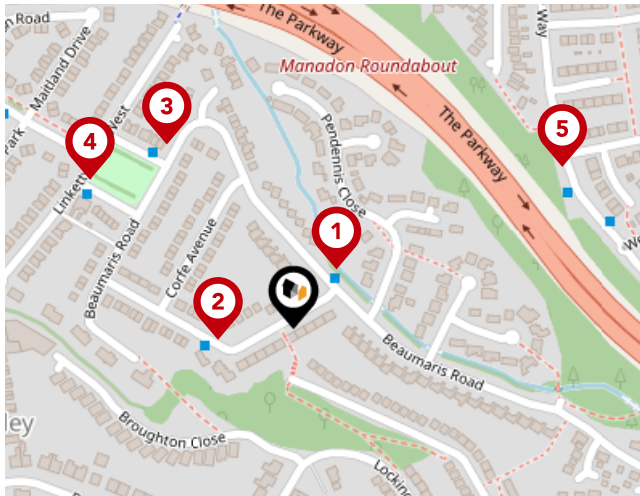
Pin	Name	Distance
1	M5 J31	33.35 miles
2	M5 J30	36.49 miles



Airports/Helipads

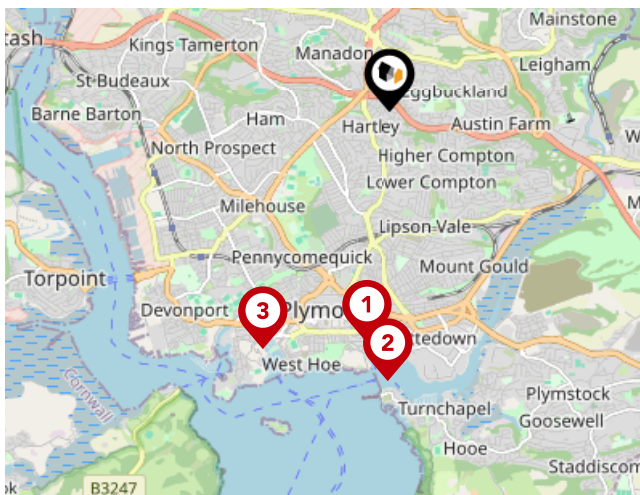
Pin	Name	Distance
1	Glenholt	1.95 miles
2	Exeter Airport	38.92 miles
3	St Mawgan	38.75 miles
4	Joppa	71.02 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Powderham Road	0.04 miles
2	Powderham Road	0.04 miles
3	Kneelee Gardens Green	0.13 miles
4	Kneelee Gardens Shops	0.15 miles
5	Westcott Close	0.19 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	2.18 miles
2	Plymouth Mount Batten Ferry Landing	2.54 miles
3	Plymouth Ferry Terminal	2.54 miles

Lang Town & Country

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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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