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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18th September 2025



STRAY PARK, YEALMPTON, PLYMOUTH, PL8

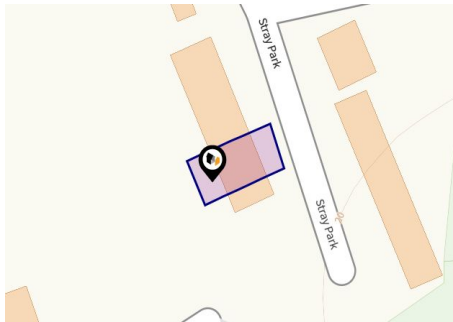
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

plymstock@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	1,237 ft ² / 115 m ²		
Plot Area:	0.07 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,492		
Title Number:	DN35602		

Local Area

Local Authority:	South hams
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

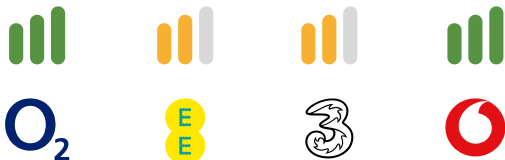
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



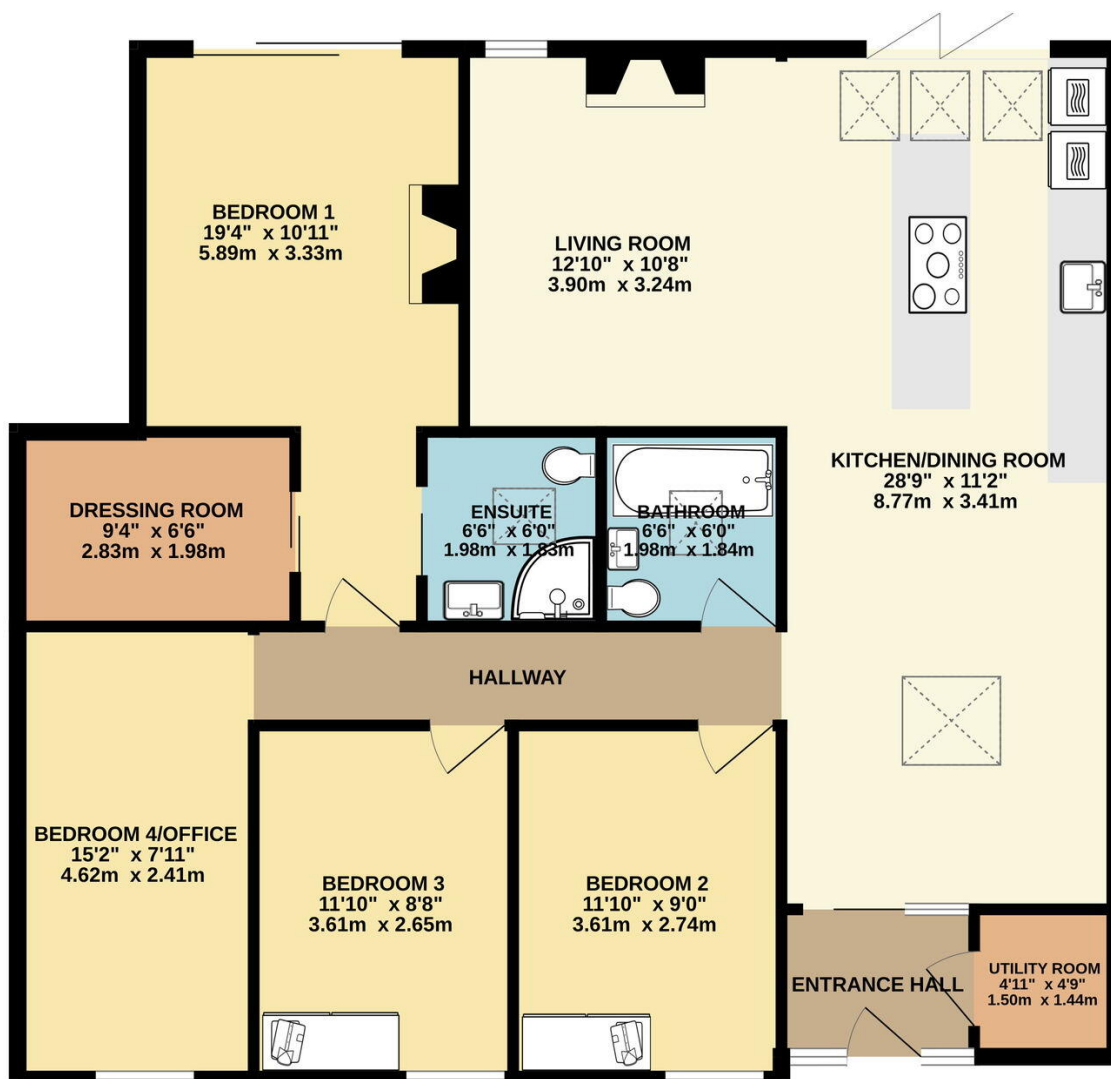
Planning History This Address

Planning records for: **Stray Park, Yealmpton, Plymouth, PL8**

Reference - 4144/19/HHO	
Decision:	-
Date:	08th January 2020
Description:	Householder application for replacement of existing porch, garage conversion, replacement of conservatory, along with internal alterations
Reference - 0347/21/HHO	
Decision:	Refused
Date:	01st February 2021
Description:	Householder application for rear covered pergola and boundary fencing (retrospective)

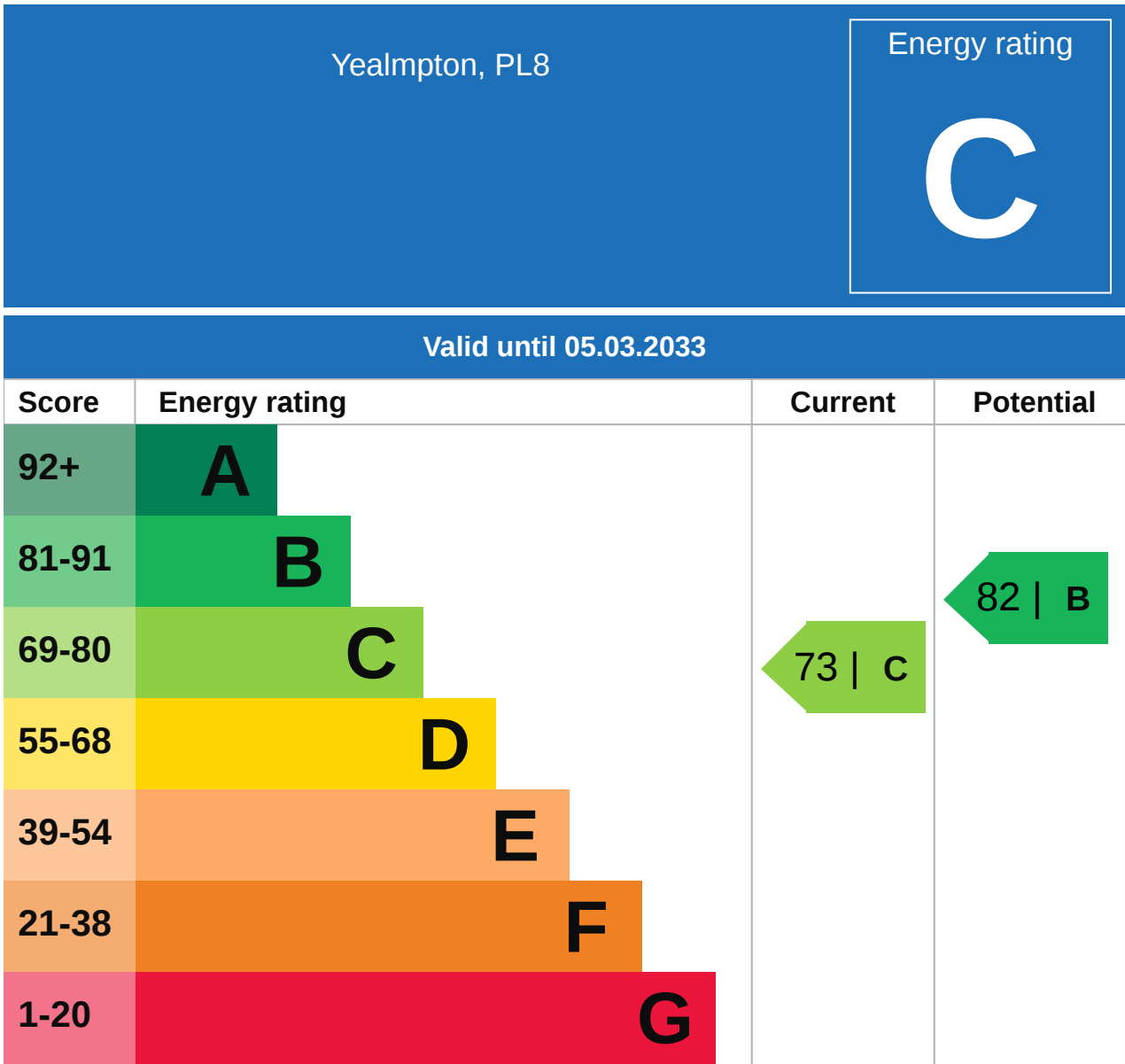
STRAY PARK, YEALMPTON, PLYMOUTH, PL8

GROUND FLOOR
1195 sq.ft. (111.0 sq.m.) approx.



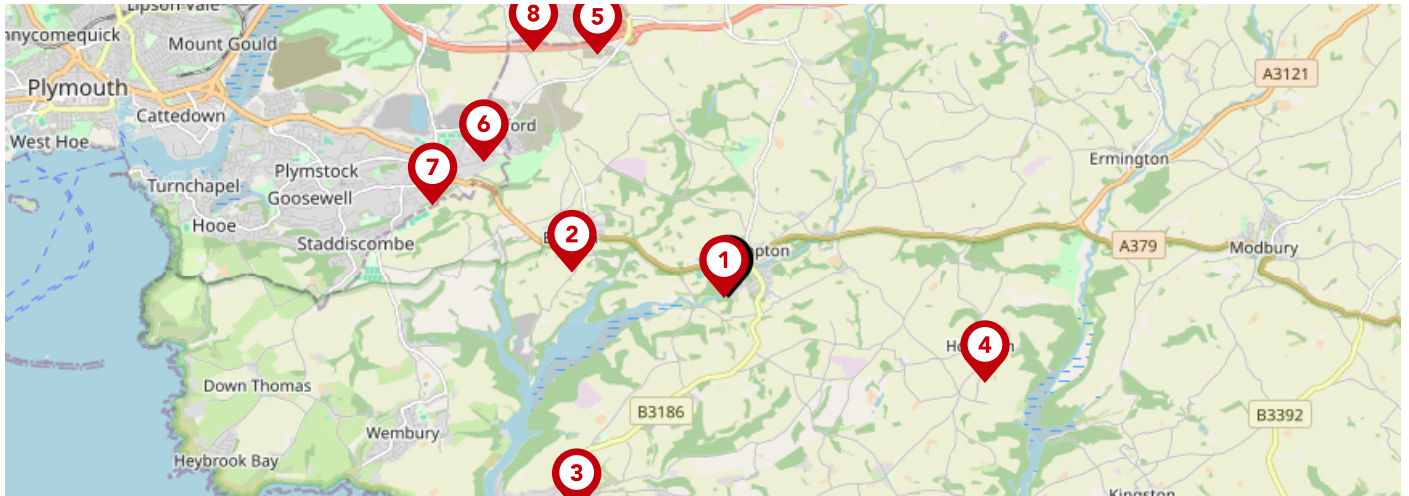
TOTAL FLOOR AREA : 1195 sq.ft. (111.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023



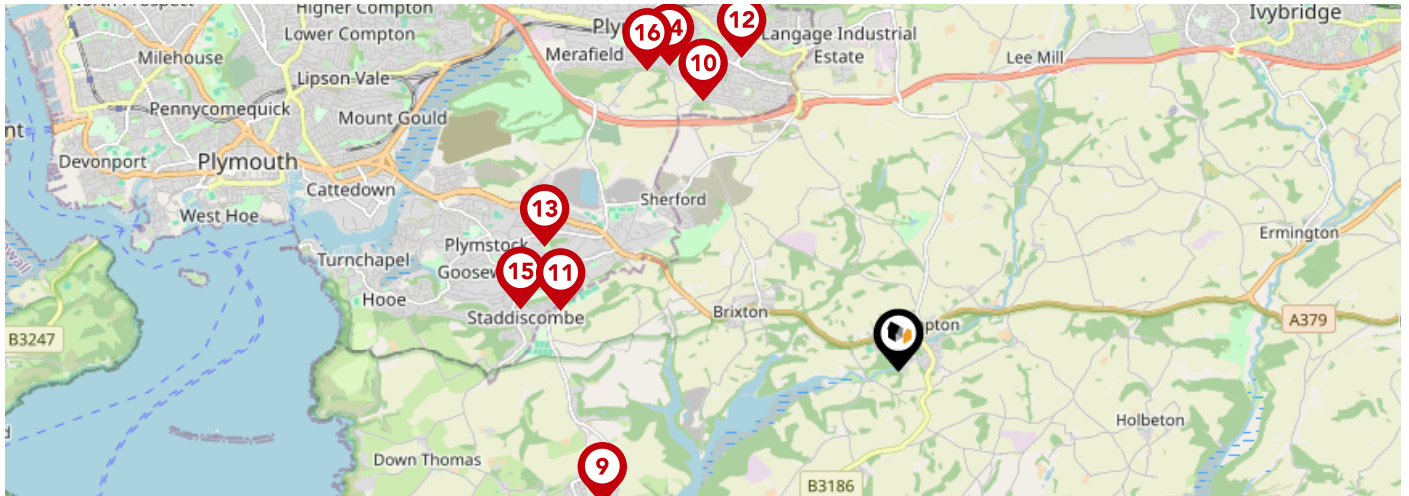


Additional EPC Data

Property Type:	Bungalow
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 400 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Programmer and at least two room thermostats
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated
Total Floor Area:	115 m ²

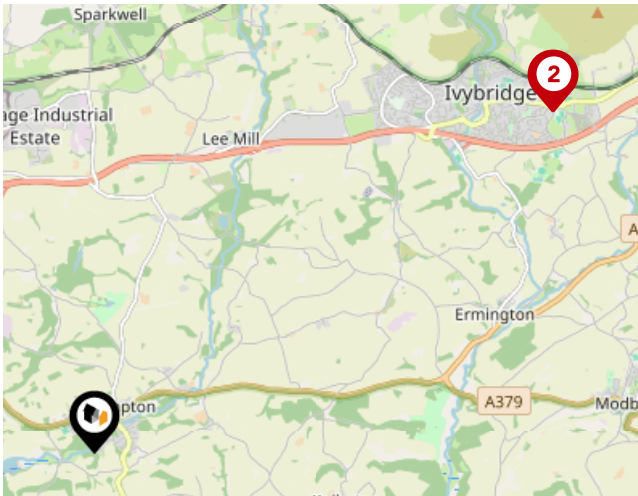


		Nursery	Primary	Secondary	College	Private
1	Yealmpton Primary School Ofsted Rating: Good Pupils: 180 Distance:0.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Newton Ferrers Church of England Primary School Ofsted Rating: Good Pupils: 125 Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Holbeton Primary School Ofsted Rating: Good Pupils: 76 Distance:2.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Yealmpstone Farm Primary School Ofsted Rating: Good Pupils: 216 Distance:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:2.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



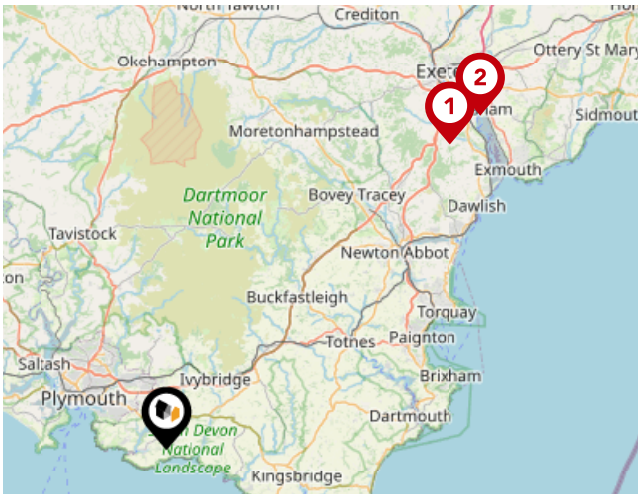
		Nursery	Primary	Secondary	College	Private
9	Wembury Primary School Ofsted Rating: Good Pupils: 184 Distance:3.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Longcause Community Special School Ofsted Rating: Good Pupils: 110 Distance:3.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:3.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Chaddlewood Primary School Ofsted Rating: Good Pupils: 372 Distance:3.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Plympton Academy Ofsted Rating: Requires improvement Pupils: 1145 Distance:3.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:3.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Old Priory Junior Academy Ofsted Rating: Good Pupils: 192 Distance:3.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



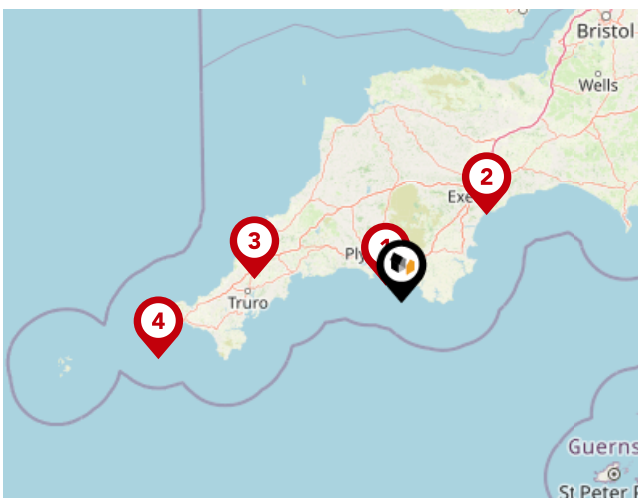
National Rail Stations

Pin	Name	Distance
1	Ivybridge Rail Station	5.4 miles
2	Ivybridge Rail Station	5.42 miles
3	Plymouth Rail Station	6.56 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	31.5 miles
2	M5 J30	34.66 miles

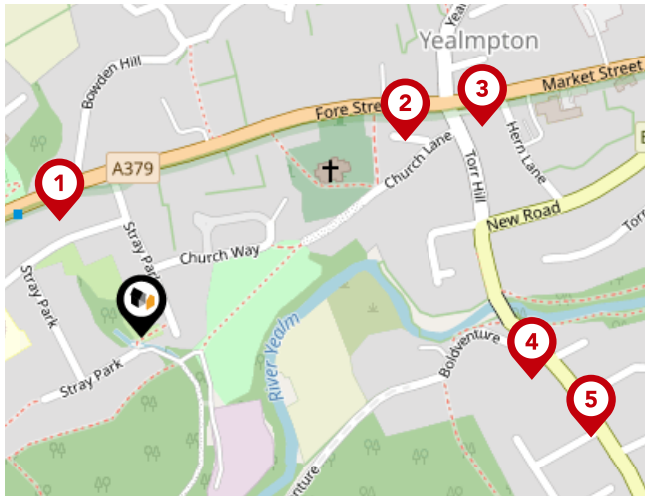


Airports/Helipads

Pin	Name	Distance
1	Glenholt	7.05 miles
2	Exeter Airport	37.02 miles
3	St Mawgan	44.74 miles
4	Joppa	75.58 miles

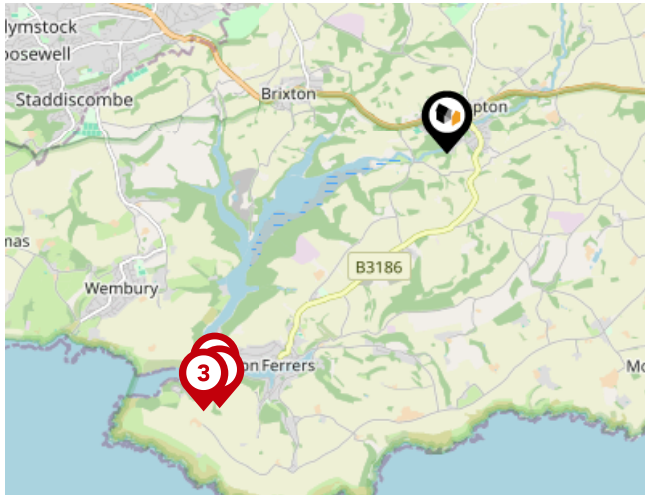
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stray Park	0.08 miles
2	Volunteer Inn	0.2 miles
3	Post Office	0.24 miles
4	Boldventure	0.23 miles
5	Riverside Walk	0.27 miles



Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	3.17 miles
2	Noss Mayo Ferry Landing	3.23 miles
3	Warren Point Ferry Landing	3.35 miles

Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by and therefore no warranties can be given as to their good working order.

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