

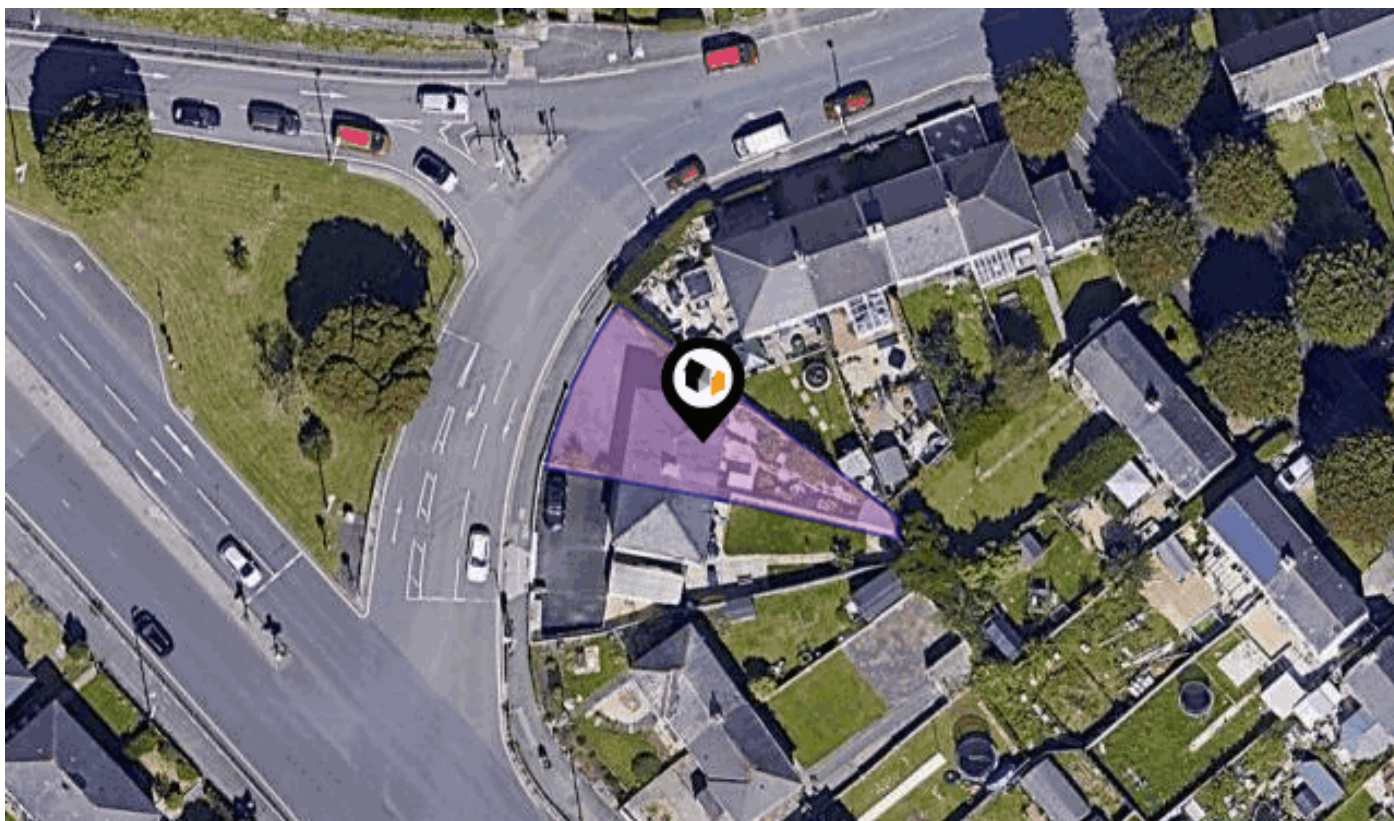


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 03rd August 2026



BEACON PARK ROAD, PLYMOUTH, PL2

Lang Town & Country

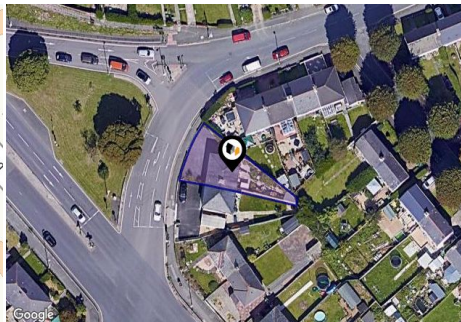
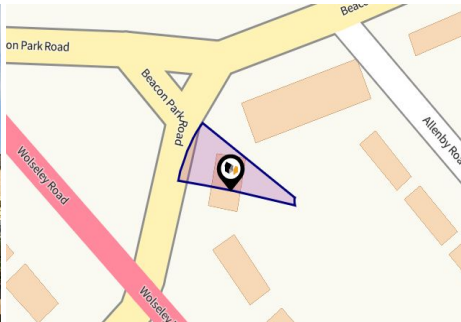
6 The Broadway Plymstock Plymouth PL9 7AU

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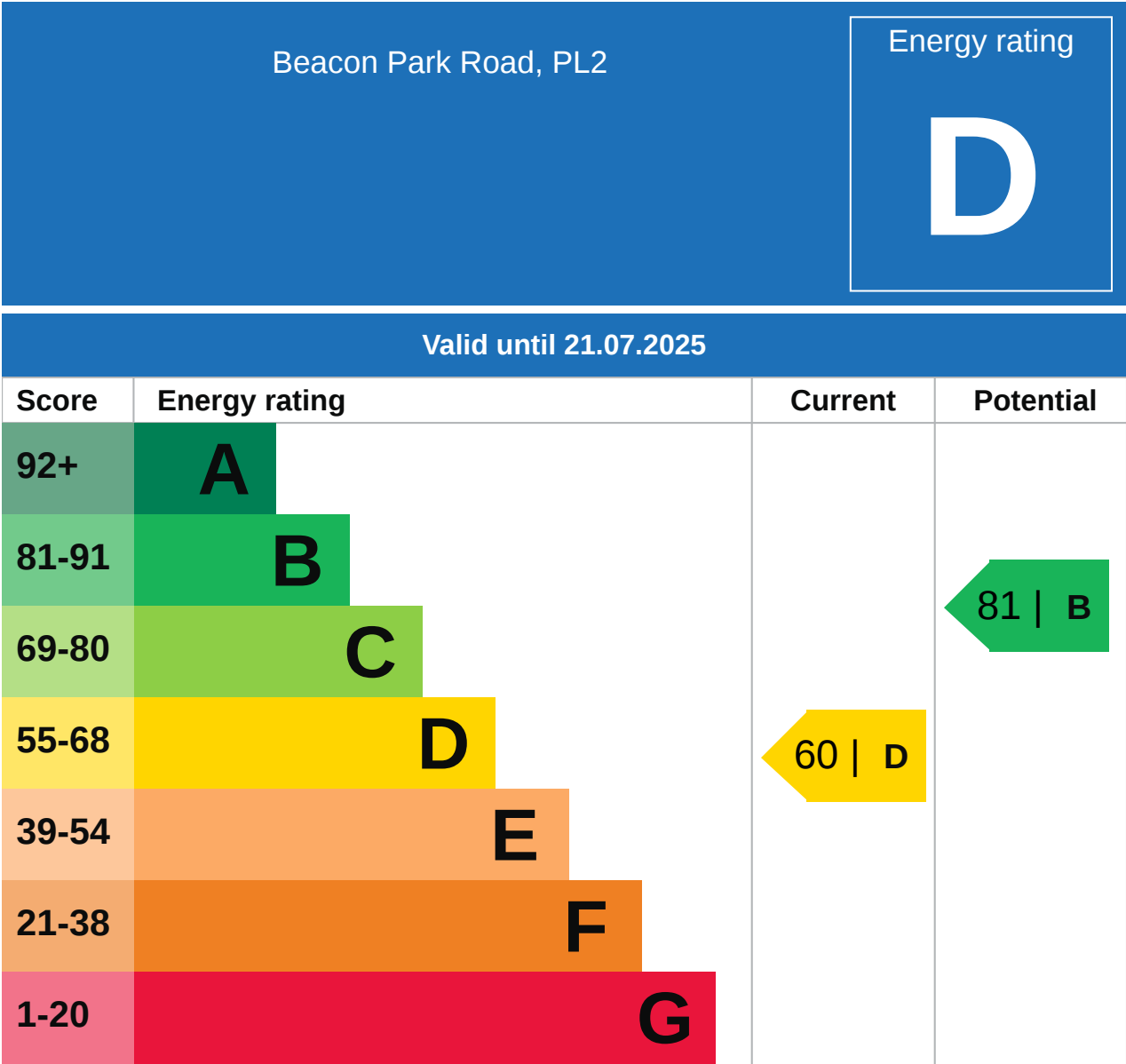
Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	957 ft ² / 89 m ²		
Plot Area:	0.07 acres		
Year Built :	1930-1949		
Council Tax :	Band A		
Annual Estimate:	£1,628		
Title Number:	DN104174		

Local Area

Local Authority:	City of plymouth	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	12	65	1800
• Surface Water	Very low	mb/s	mb/s	mb/s

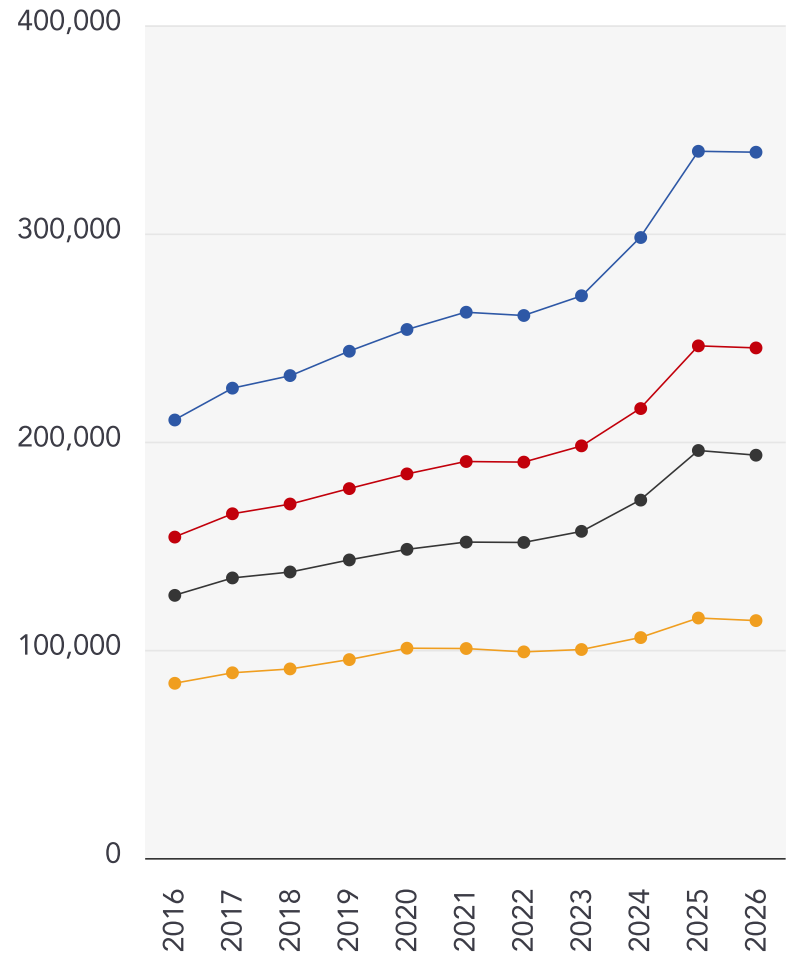
Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	None of the above
Energy Tariff:	Single
Main Fuel:	Mains gas (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, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 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 88% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	89 m ²

10 Year History of Average House Prices by Property Type in PL2



Detached

+61.14%

Semi-Detached

+58.94%

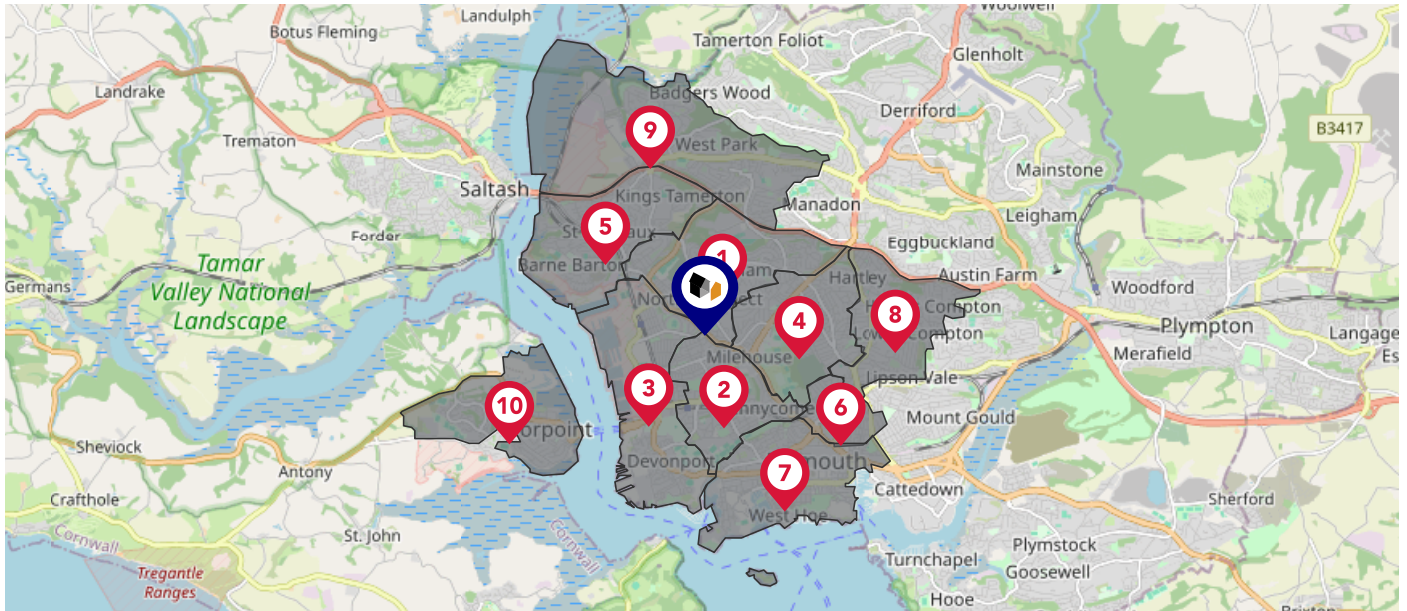
Terraced

+53.36%

Flat

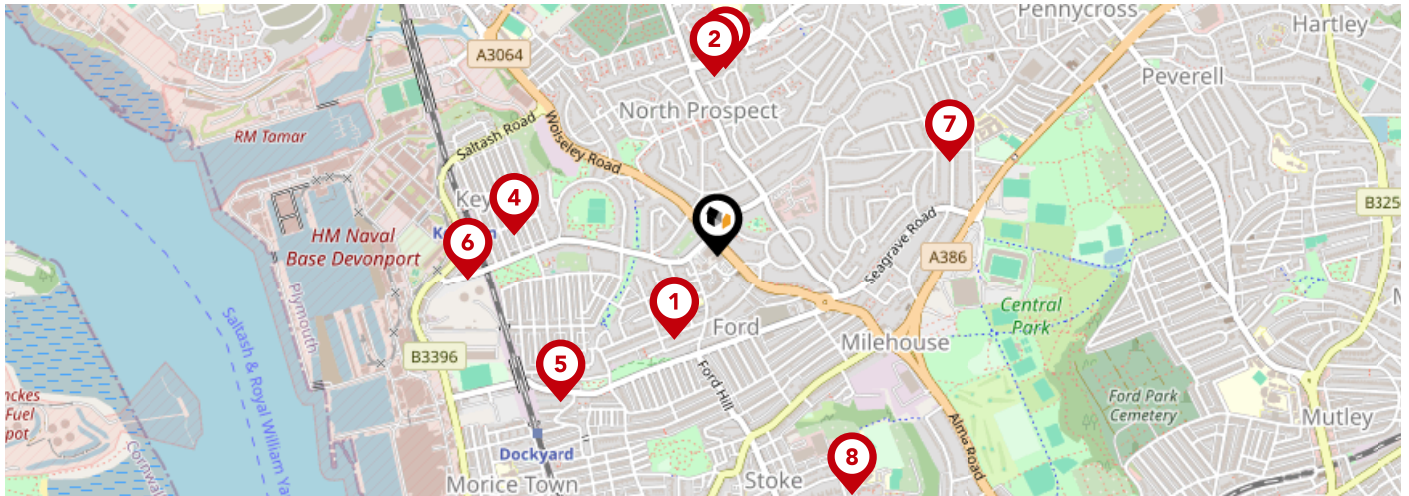
+35.87%

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

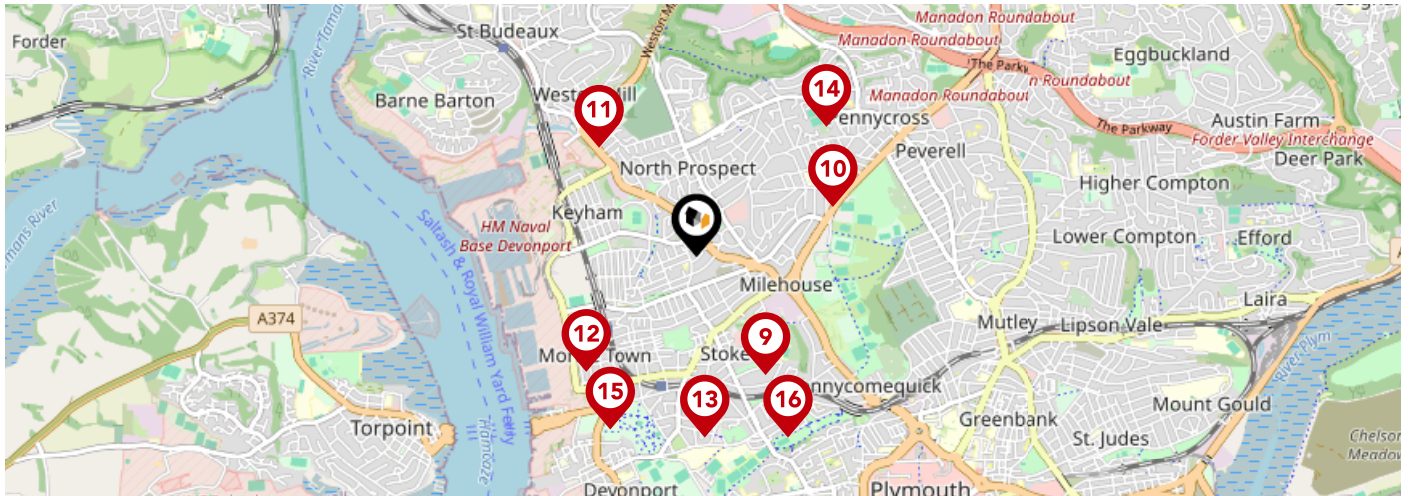


Nearby Council Wards

- 1 Ham Ward
- 2 Stoke Ward
- 3 Devonport Ward
- 4 Peverell Ward
- 5 St. Budeaux Ward
- 6 Drake Ward
- 7 St. Peter and the Waterfront Ward
- 8 Compton Ward
- 9 Honicknowle Ward
- 10 Torpoint ED



		Nursery	Primary	Secondary	College	Private
1	Ford Primary School Ofsted Rating: Requires improvement Pupils: 214 Distance:0.22	☐	☒	☐	☐	☐
2	Mayflower Academy Ofsted Rating: Outstanding Pupils: 458 Distance:0.42	☐	☒	☐	☐	☐
3	Ham Drive Nursery School and Day Care Ofsted Rating: Good Pupils: 78 Distance:0.44	☒	☐	☐	☐	☐
4	Keyham Barton Catholic Primary School Ofsted Rating: Good Pupils: 146 Distance:0.48	☐	☒	☐	☐	☐
5	College Road Primary School Ofsted Rating: Good Pupils: 204 Distance:0.5	☐	☒	☐	☐	☐
6	Drake Primary Academy Ofsted Rating: Good Pupils: 173 Distance:0.59	☐	☒	☐	☐	☐
7	Montpelier Primary School Ofsted Rating: Good Pupils: 652 Distance:0.59	☐	☒	☐	☐	☐
8	Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 233 Distance:0.65	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Stoke Damerel Community College Ofsted Rating: Good Pupils: 1301 Distance:0.65	☐	☐	☒	☐	☐
10	Devonport High School for Girls Ofsted Rating: Good Pupils: 860 Distance:0.68	☐	☐	☒	☐	☐
11	Weston Mill Community Primary Academy Ofsted Rating: Good Pupils: 211 Distance:0.69	☐	☒	☐	☐	☐
12	Morice Town Primary Academy Ofsted Rating: Good Pupils: 185 Distance:0.76	☐	☒	☐	☐	☐
13	Stoke Damerel Primary Academy Ofsted Rating: Good Pupils: 400 Distance:0.86	☐	☒	☐	☐	☐
14	Pennycross Primary School Ofsted Rating: Good Pupils: 403 Distance:0.87	☐	☒	☐	☐	☐
15	UTC Plymouth Ofsted Rating: Good Pupils: 551 Distance:0.91	☐	☐	☒	☐	☐
16	Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.95	☐	☒	☐	☐	☐



Lang Town & Country

Lang & Co was founded in 1993 and Town & Country Lettings in 1997 both quickly built up a trusted reputation for giving honest and professional advice.

The business is headed up by a team of Directors who specialise in their own chosen fields. This unique attribute sets us apart from the competition and offers clients a chance to deal with leading, local property experts. This ensures that you receive the best possible advice whether you are selling, letting or buying.

Testimonial 1



Peter Gough

Selling a house can be a bit stressful. However, most of that was taken away by the team at Lang Town & Country at Plymstock. We were always kept informed and when the marketing needed tweaking they were quick to advise but it didn't feel like you were being pressured. We got our sale and it was thanks to their hard work.

A big thank you to the whole team.

Testimonial 2



Simon Sutherland

A really positive experience from a very friendly and efficient team at Lang Town & Country who kept me informed at every stage of the process and made things simplistic and easy to negotiate from start to finish! Would definitely recommend to friends & family and will use again in the future, should the need arise?!

Testimonial 3



Gail Lord

Lang Town & Country Plymstock were an absolute pleasure to deal with and helped with every step of the purchase of our home until completion. Their staff are friendly, professional and knowledgeable and I would have no hesitation in recommending their services which are outstanding. Thank you.

Testimonial 4



Samantha Carrington

Delighted with the support we had from the whole team at Lang Town & Country. From excellent advice on pricing and marketing, to being in touch throughout the whole process and keeping us informed, and helping us through the inevitable wobbles! We've now successfully completed our sale and would thoroughly recommend them.



/langproperty/



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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 Lang Town & Country and therefore no warranties can be given as to their good working order.

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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