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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 15th September 2026**



**RADFORD PARK ROAD, PLYMOUTH, PL9**

## Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

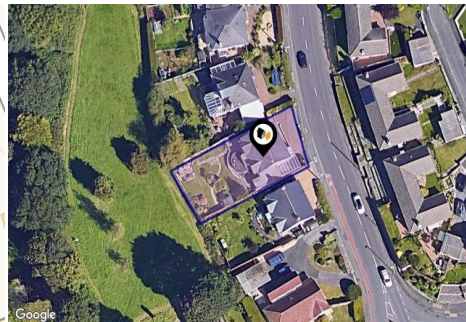
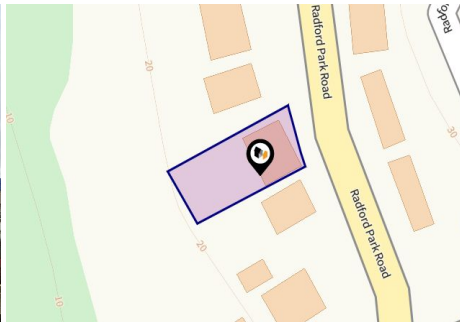
01752 456000

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## Property

|                  |                                            |         |          |
|------------------|--------------------------------------------|---------|----------|
| Type:            | Dwelling                                   | Tenure: | Freehold |
| Bedrooms:        | 2                                          |         |          |
| Floor Area:      | 1,216 ft <sup>2</sup> / 113 m <sup>2</sup> |         |          |
| Plot Area:       | 0.13 acres                                 |         |          |
| Council Tax :    | Band D                                     |         |          |
| Annual Estimate: | £2,442                                     |         |          |
| Title Number:    | DN334701                                   |         |          |

## Local Area

|                    |          |
|--------------------|----------|
| Local Authority:   | Plymouth |
| Conservation Area: | No       |
| Flood Risk:        |          |
| • Rivers & Seas    | Very low |
| • Surface Water    | Very low |

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

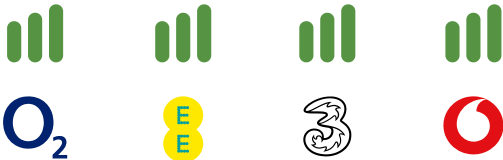
14  
mb/s



1800  
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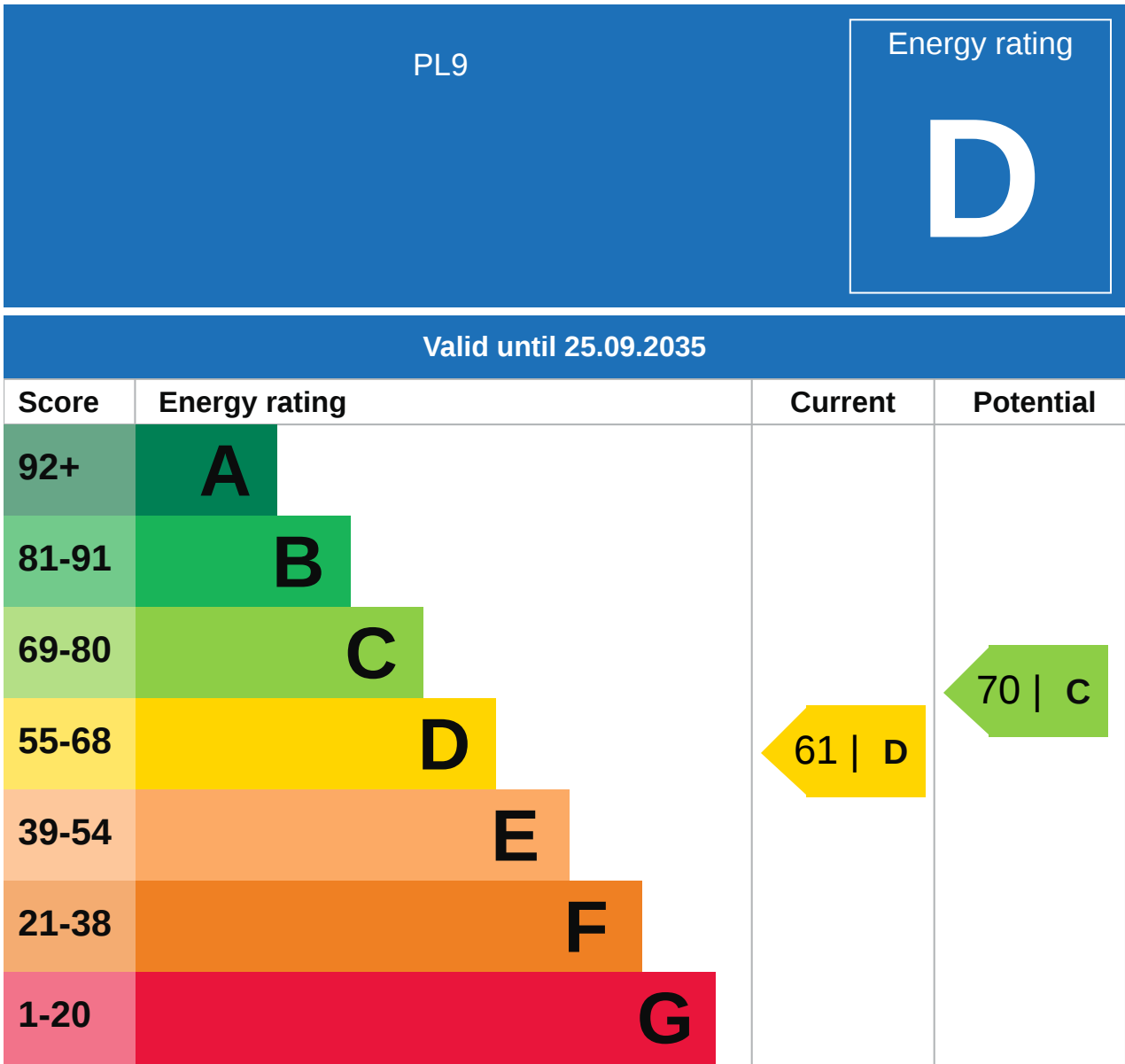


### Mobile Coverage: (based on calls indoors)



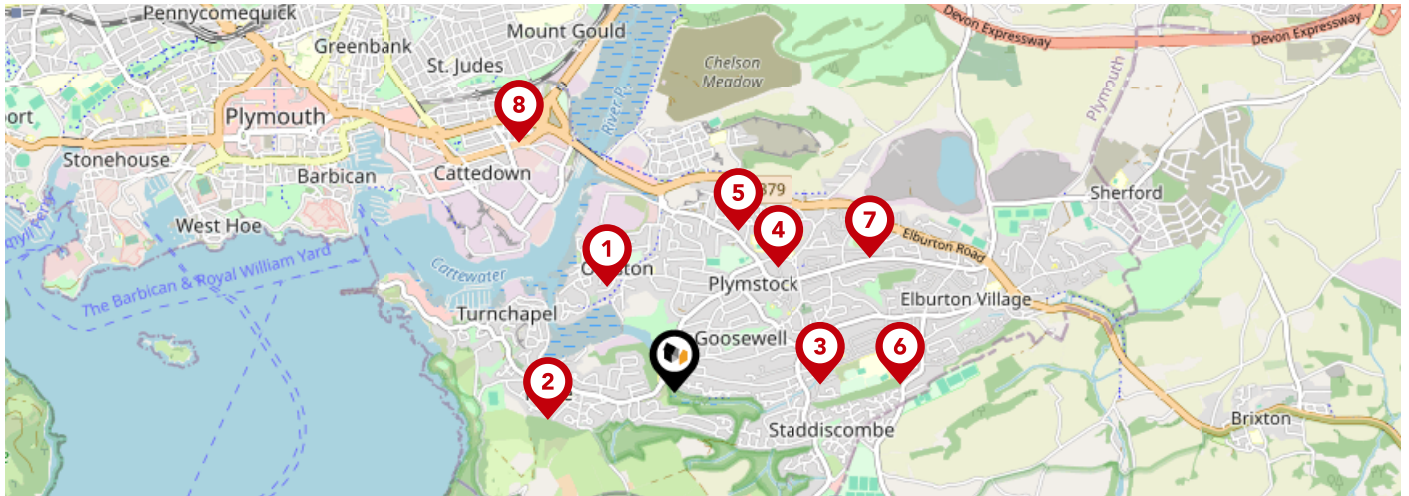
### Satellite/Fibre TV Availability:



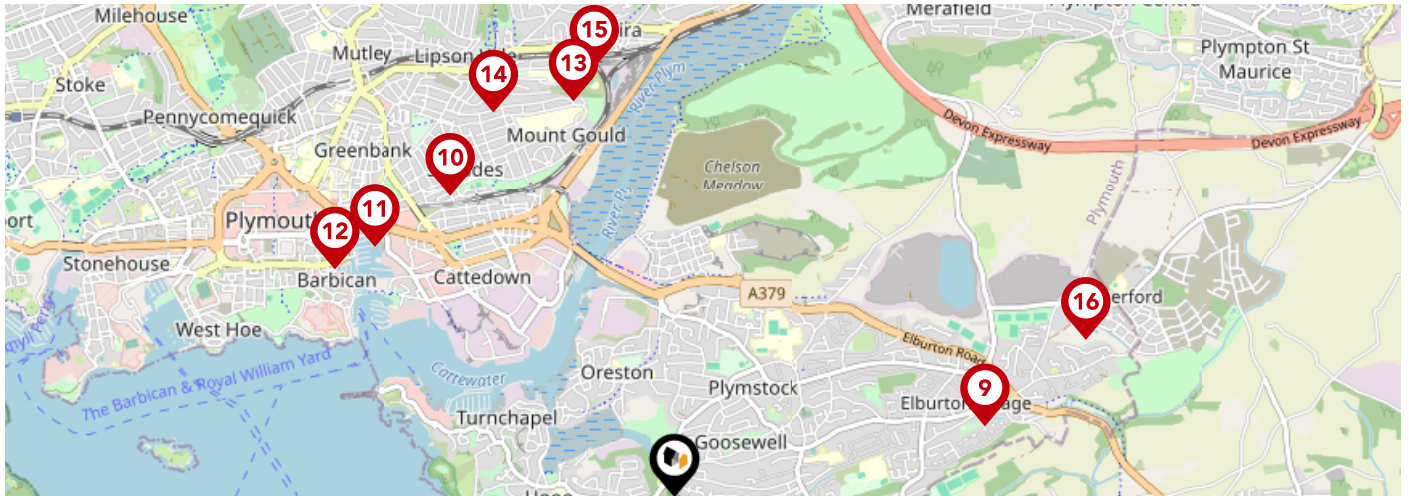


## Additional EPC Data

|                                     |                                    |
|-------------------------------------|------------------------------------|
| <b>Property Type:</b>               | Bungalow                           |
| <b>Build Form:</b>                  | Detached                           |
| <b>Transaction Type:</b>            | Marketed sale                      |
| <b>Energy Tariff:</b>               | Single                             |
| <b>Main Fuel:</b>                   | Mains gas (not community)          |
| <b>Main Gas:</b>                    | Yes                                |
| <b>Flat Top Storey:</b>             | No                                 |
| <b>Previous Extension:</b>          | 0                                  |
| <b>Open Fireplace:</b>              | 0                                  |
| <b>Ventilation:</b>                 | Natural                            |
| <b>Walls:</b>                       | Cavity wall, filled cavity         |
| <b>Walls Energy:</b>                | Good                               |
| <b>Roof:</b>                        | Pitched, insulated (assumed)       |
| <b>Roof Energy:</b>                 | Average                            |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas    |
| <b>Main Heating Controls:</b>       | Programmer, TRVs and bypass        |
| <b>Hot Water System:</b>            | From main system                   |
| <b>Hot Water Energy Efficiency:</b> | Good                               |
| <b>Lighting:</b>                    | Below average lighting efficiency  |
| <b>Floors:</b>                      | Suspended, no insulation (assumed) |
| <b>Total Floor Area:</b>            | 113 m <sup>2</sup>                 |



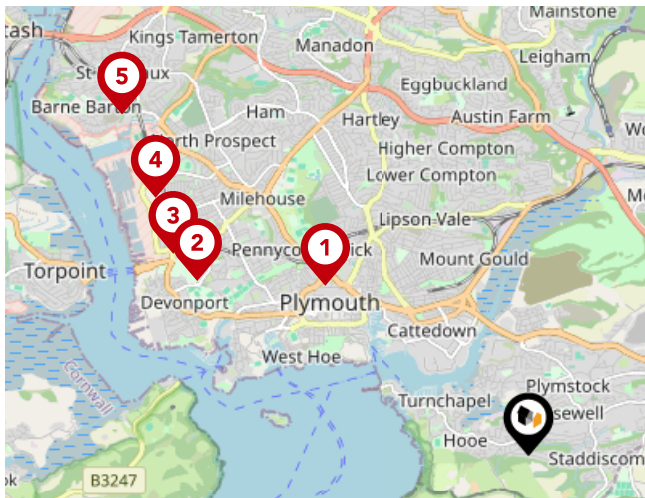
|          |                                                                                               | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|-----------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Oreston Community Academy</b><br>Ofsted Rating: Good   Pupils: 419   Distance:0.59         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Hooe Primary Academy</b><br>Ofsted Rating: Good   Pupils: 212   Distance:0.61              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Goosewell Primary Academy</b><br>Ofsted Rating: Good   Pupils: 419   Distance:0.69         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Plymstock School</b><br>Ofsted Rating: Good   Pupils: 1671   Distance:0.77                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Pomphlett Primary School</b><br>Ofsted Rating: Good   Pupils: 424   Distance:0.83          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Coombe Dean School</b><br>Ofsted Rating: Good   Pupils: 995   Distance:1.07                | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Morley Meadow Primary School</b><br>Ofsted Rating: Good   Pupils: 224   Distance:1.13      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Prince Rock Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 408   Distance:1.39 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



|           |                                                                                                | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>Elburton Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 465   Distance:1.51     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>Salisbury Road Primary School</b><br>Ofsted Rating: Good   Pupils: 381   Distance:1.78      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>Holy Cross Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 306   Distance:1.85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>ACE Schools Plymouth</b><br>Ofsted Rating: Good   Pupils: 233   Distance:1.93               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>Lipson Co-operative Academy</b><br>Ofsted Rating: Good   Pupils: 1102   Distance:1.93       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>Lipson Vale Primary School</b><br>Ofsted Rating: Good   Pupils: 405   Distance:2.01         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>Laira Green Primary School</b><br>Ofsted Rating: Good   Pupils: 230   Distance:2.06         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>Sherford Vale School &amp; Nursery</b><br>Ofsted Rating: Good   Pupils: 258   Distance:2.09 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Area

## Transport (National)

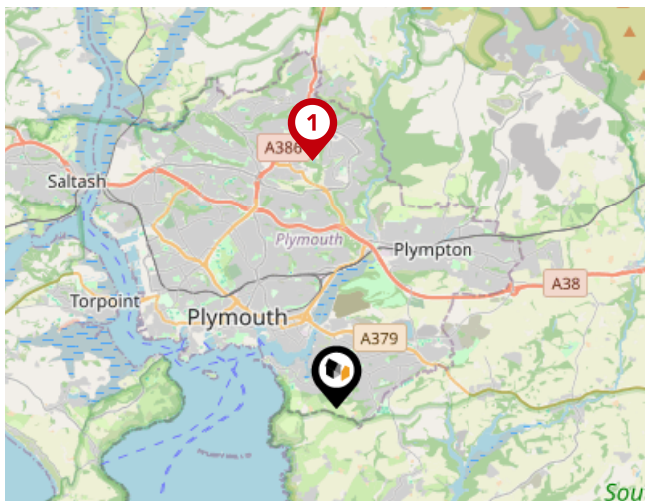


### National Rail Stations

| Pin | Name                               | Distance   |
|-----|------------------------------------|------------|
| 1   | Plymouth Rail Station              | 2.5 miles  |
| 2   | Devonport Rail Station             | 3.54 miles |
| 3   | Dockyard (Plymouth) Rail Station   | 3.86 miles |
| 4   | Keyham Rail Station                | 4.28 miles |
| 5   | St Budeaux Ferry Road Rail Station | 5.01 miles |

### Trunk Roads/Motorways

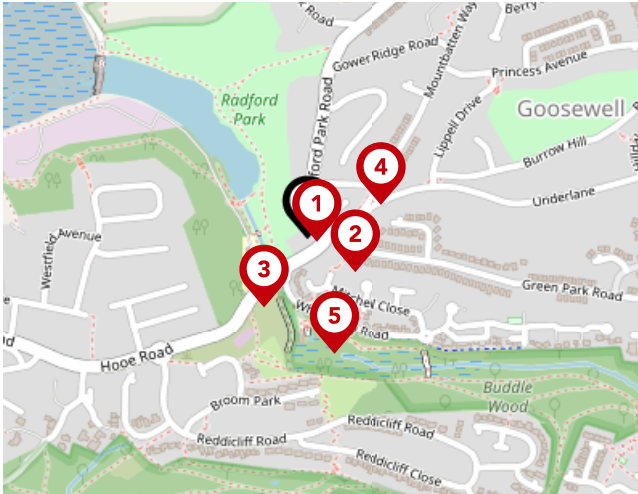
No Trunk Roads/Motorways found within 50 km of this property.



### Airports/Helipads

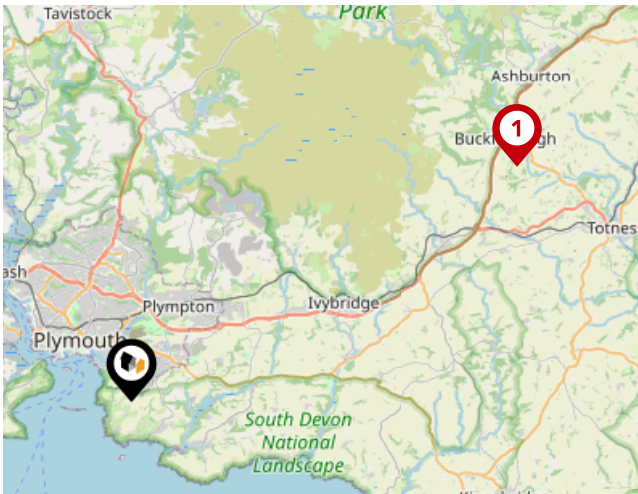
| Pin | Name                  | Distance  |
|-----|-----------------------|-----------|
| 1   | Plymouth City Airport | 4.7 miles |

# Area Transport (Local)



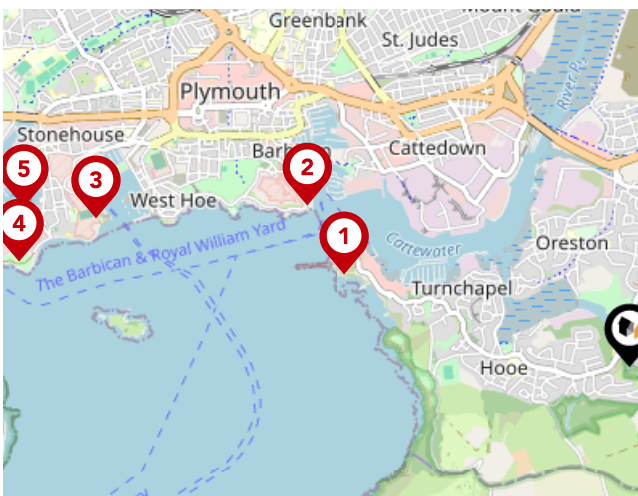
## Bus Stops/Stations

| Pin | Name              | Distance   |
|-----|-------------------|------------|
| 1   | Radford Park Road | 0.01 miles |
| 2   | Underlane         | 0.06 miles |
| 3   | Radford Dip       | 0.09 miles |
| 4   | Radford View      | 0.09 miles |
| 5   | Raleigh Court     | 0.14 miles |



## Local Connections

| Pin | Name                                | Distance    |
|-----|-------------------------------------|-------------|
| 1   | Buckfastleigh (South Devon Railway) | 17.04 miles |



## Ferry Terminals

| Pin | Name                                | Distance   |
|-----|-------------------------------------|------------|
| 1   | Plymouth Mount Batten Ferry Landing | 1.41 miles |
| 2   | Plymouth (Barbican) Landing Stage   | 1.7 miles  |
| 3   | Plymouth Ferry Terminal             | 2.61 miles |
| 4   | Royal William Yard Ferry Landing    | 2.92 miles |
| 5   | Plymouth Stonehouse Ferry Terminal  | 2.95 miles |

## Important - Please Read

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# Lang Town & Country

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