

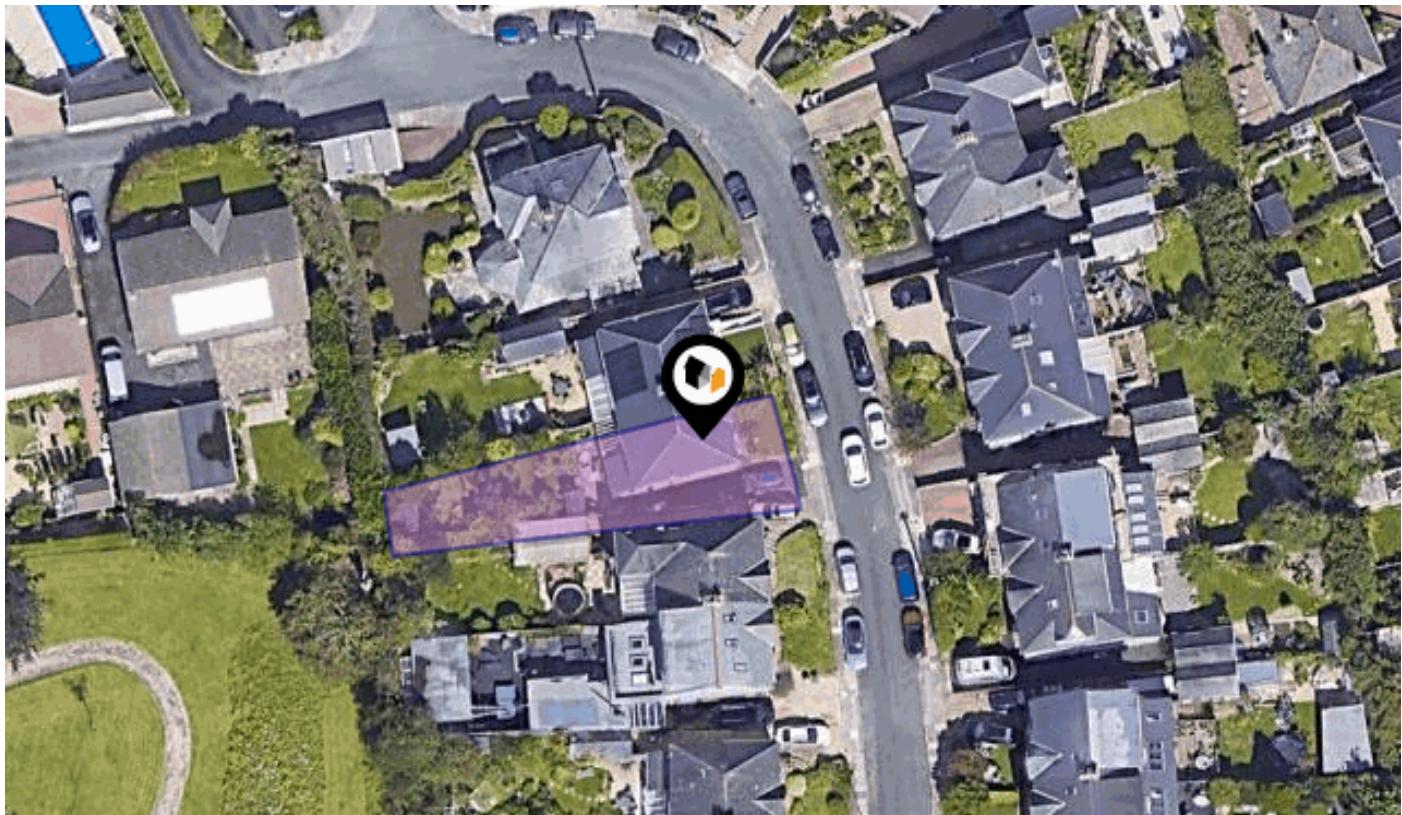


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 10th February 2026



EASTFIELD CRESCENT, PLYMOUTH, PL3

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

plymstock@langtownandcountry.com

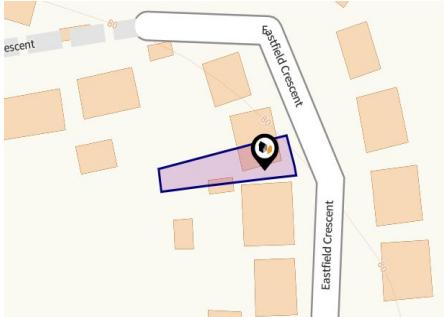
www.langtownandcountry.com



Powered by



Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,248 ft ² / 116 m ²		
Plot Area:	0.07 acres		
Year Built :	1930-1949		
Council Tax :	Band D		
Annual Estimate:	£2,325		
Title Number:	DN489796		

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)

15 mb/s	42 mb/s	1800 mb/s

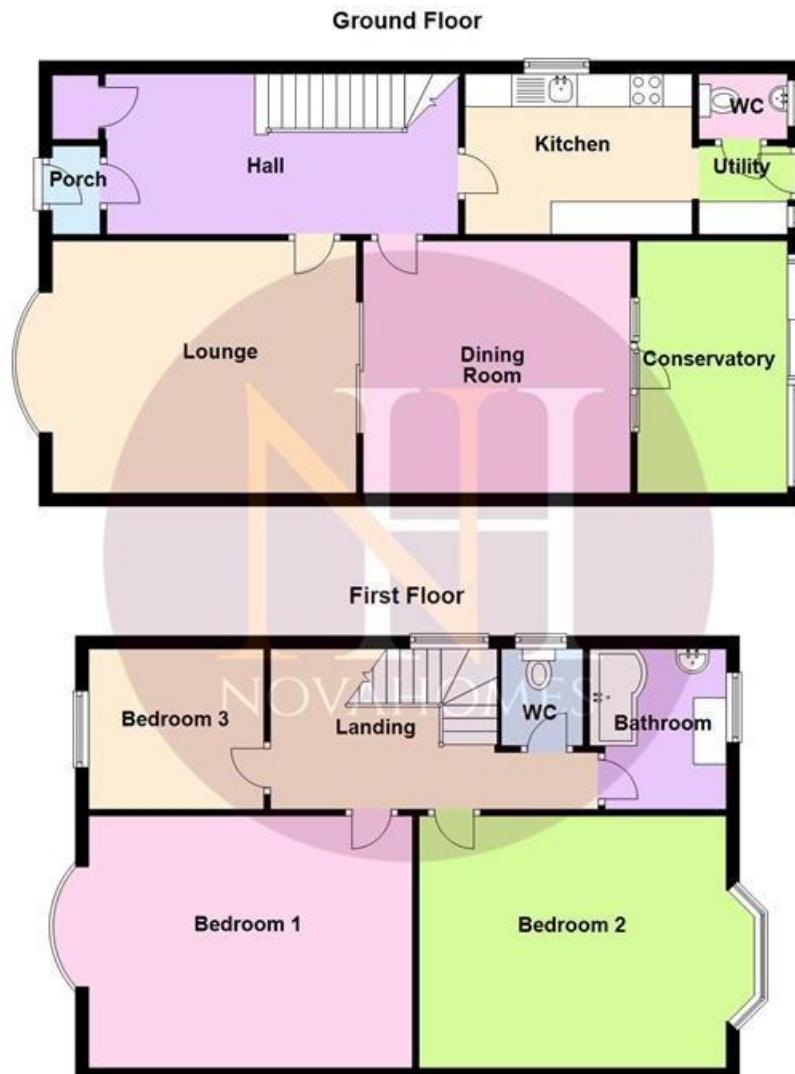
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



EASTFIELD CRESCENT, PLYMOUTH, PL3



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Property EPC - Certificate



PLYMOUTH, PL3

Energy rating

D

Valid until 06.10.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	61 d	
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data

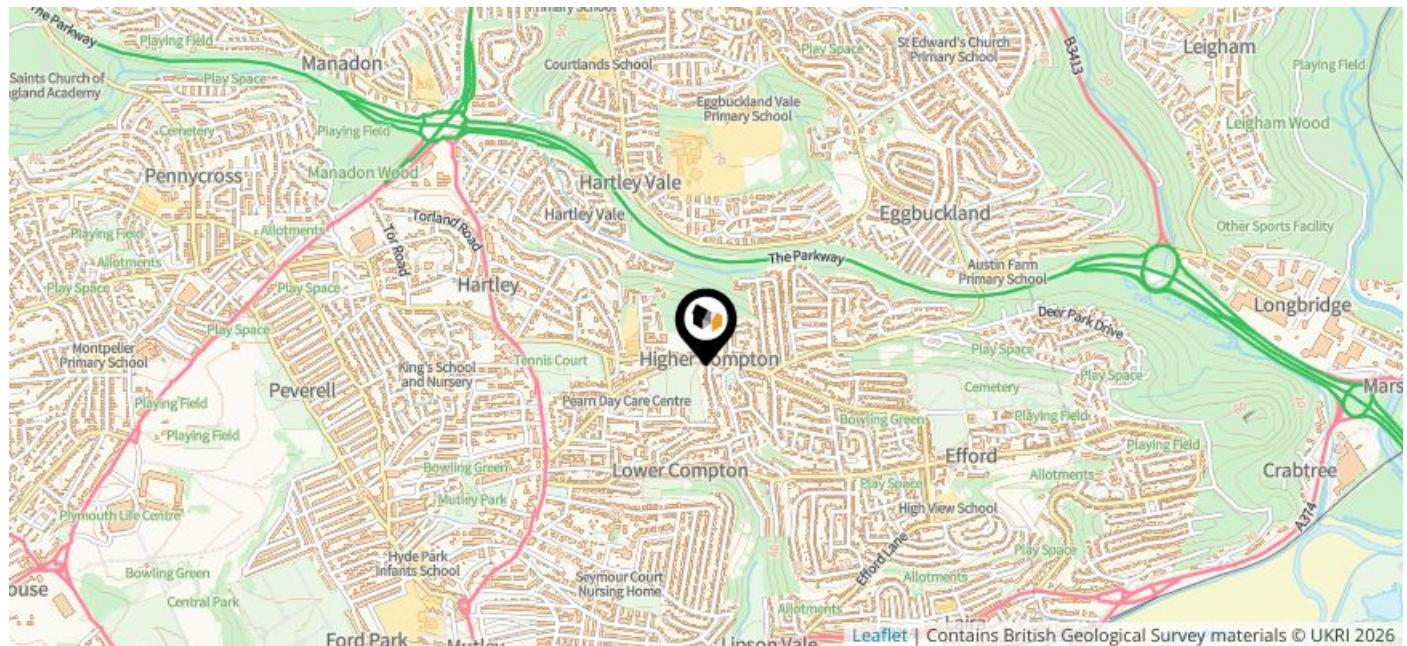


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	2
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 85% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	116 m ²

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

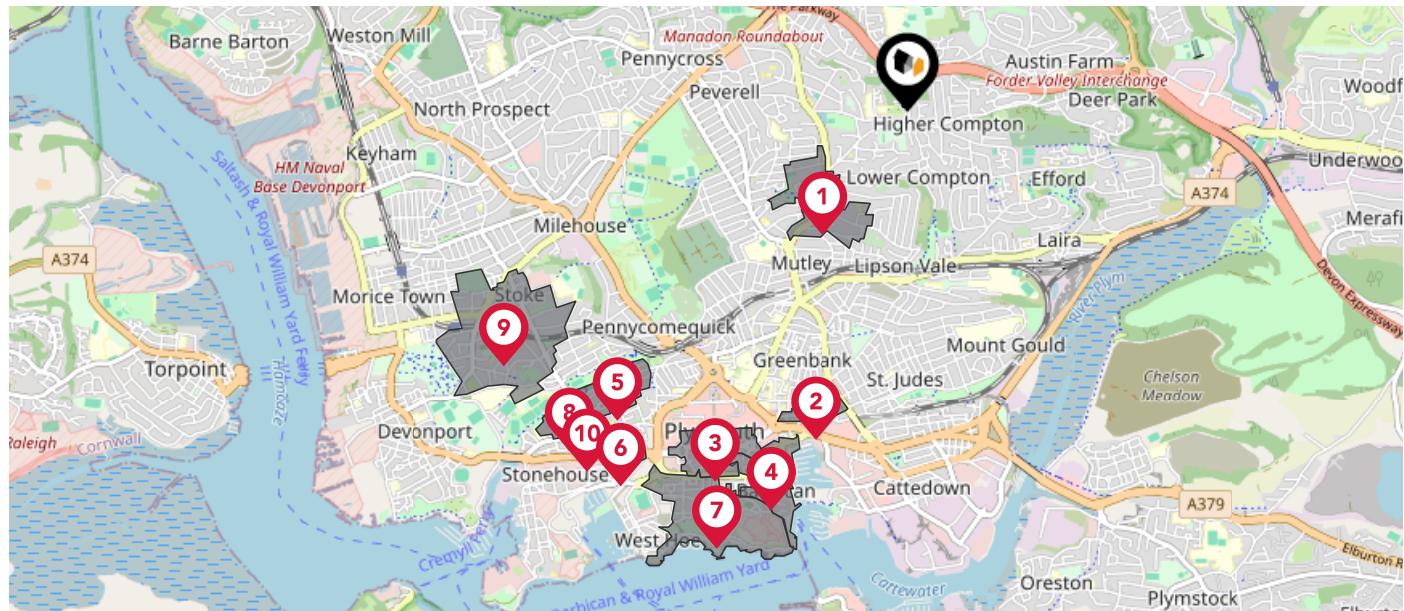
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



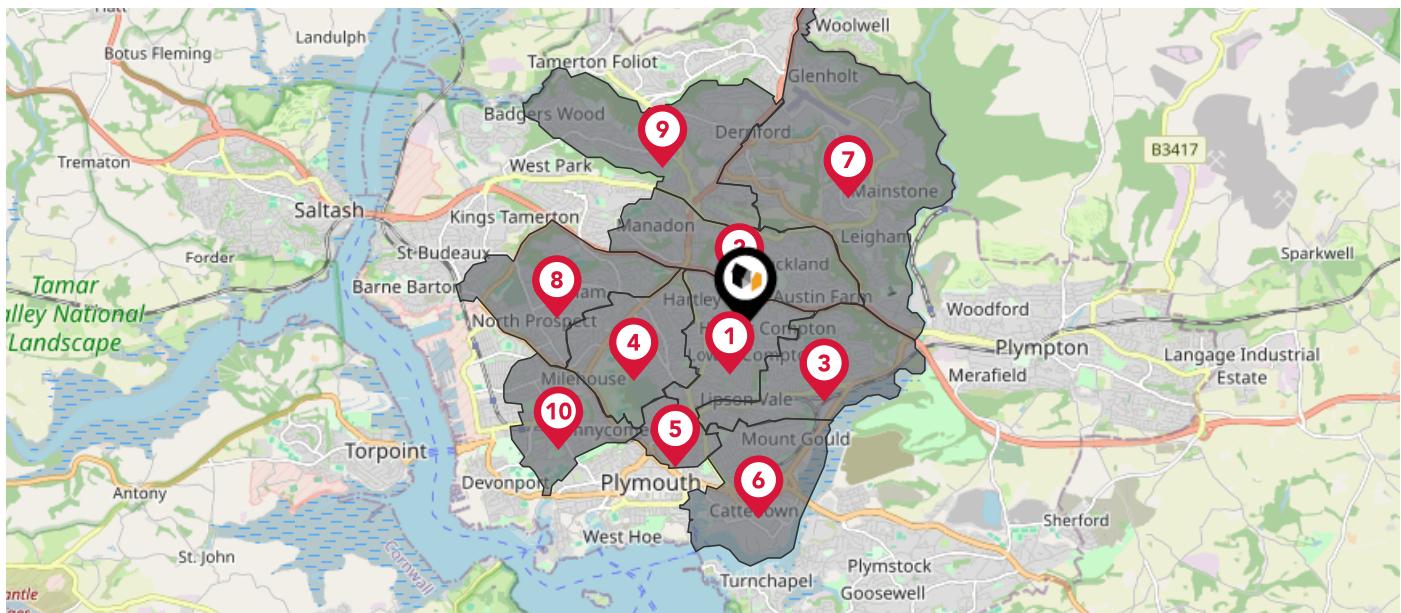
Nearby Conservation Areas

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

Maps

Council Wards

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 Compton Ward



2 Eggbuckland Ward



3 Efford and Lipson Ward



4 Peverell Ward



5 Drake Ward



6 Sutton and Mount Gould Ward



7 Moor View Ward



8 Ham Ward



9 Budshead Ward

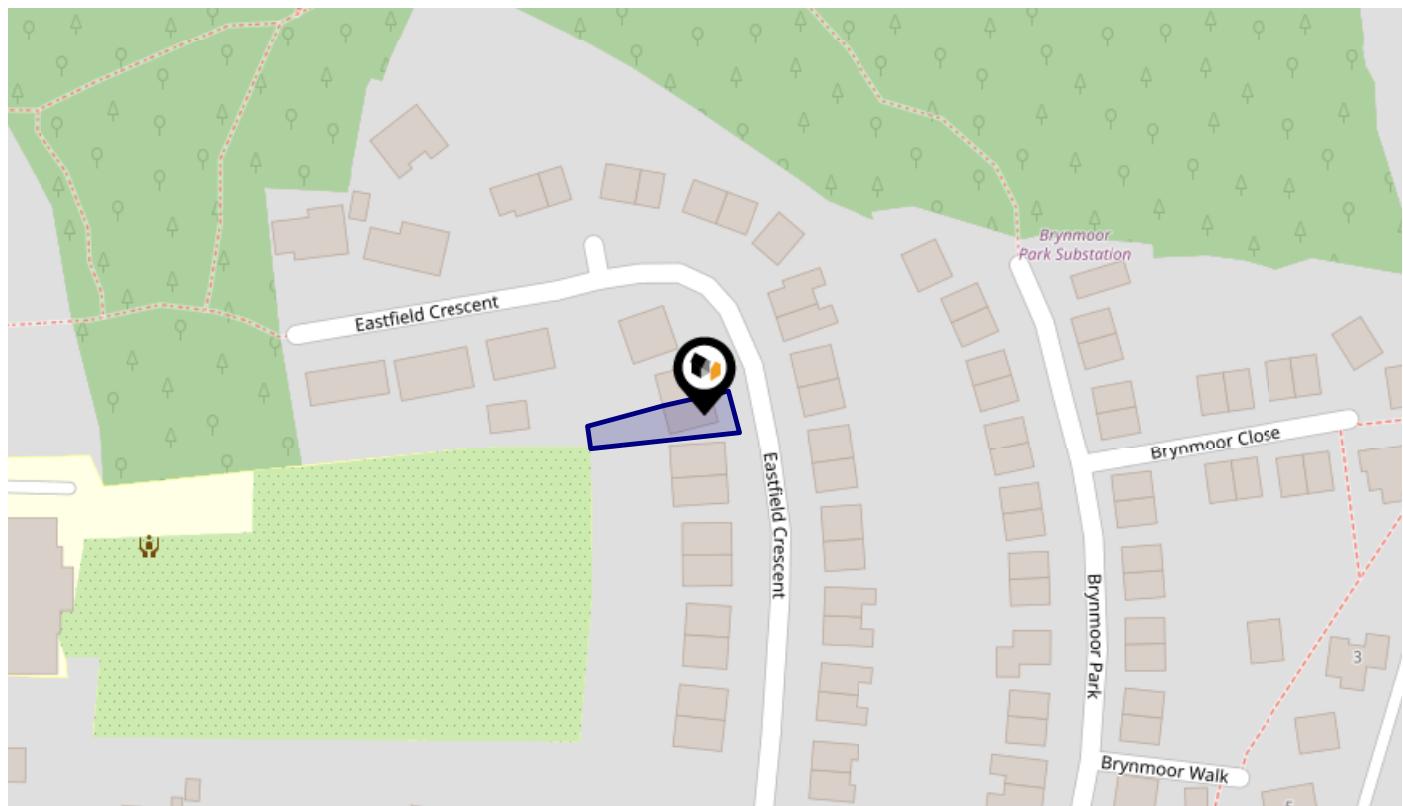


10 Stoke Ward

Maps

Rail Noise

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

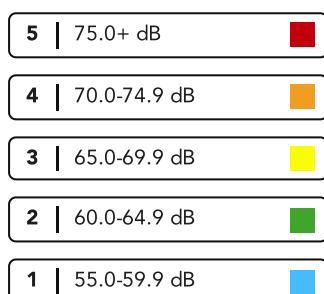


Rail Noise Data

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.

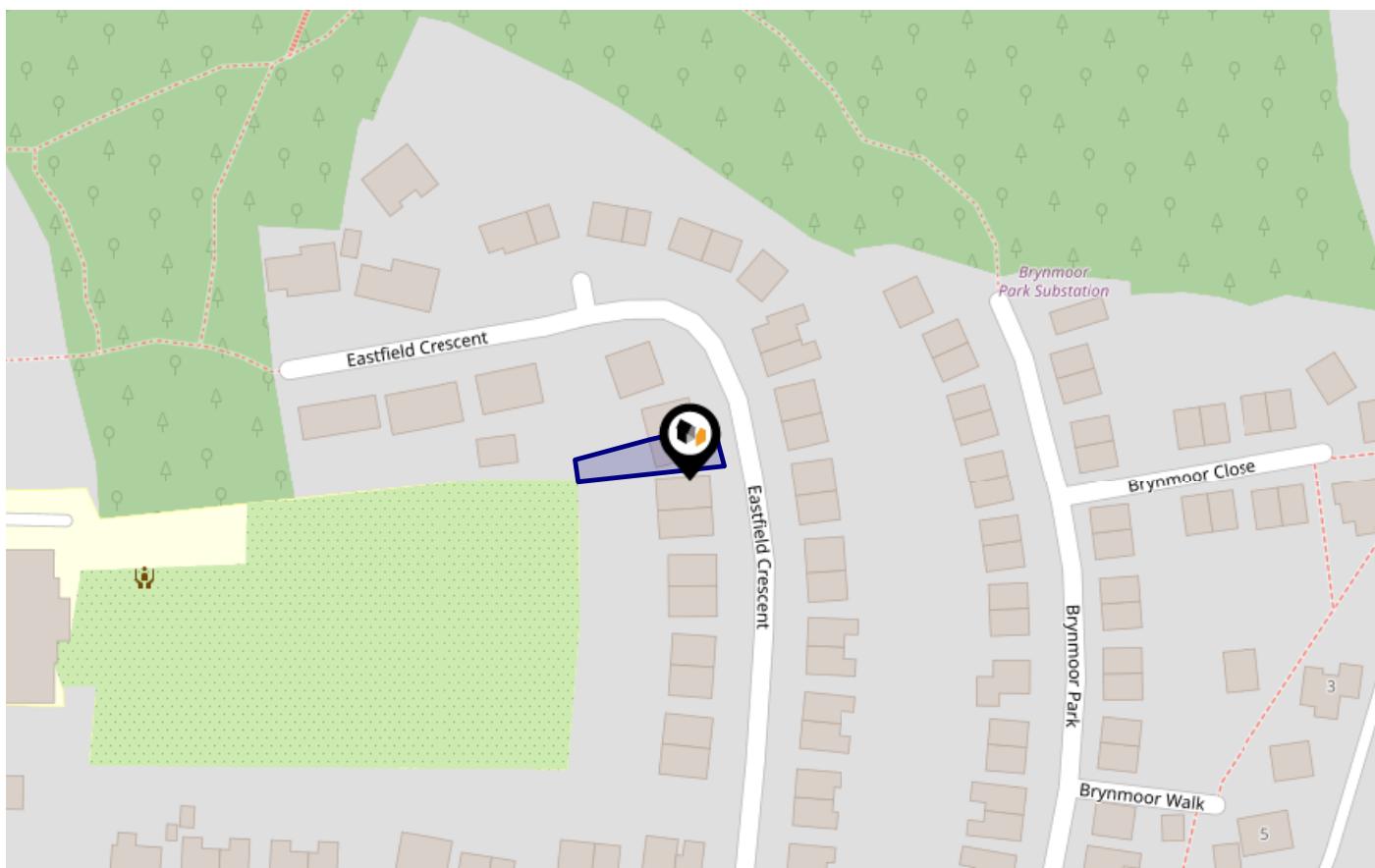
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

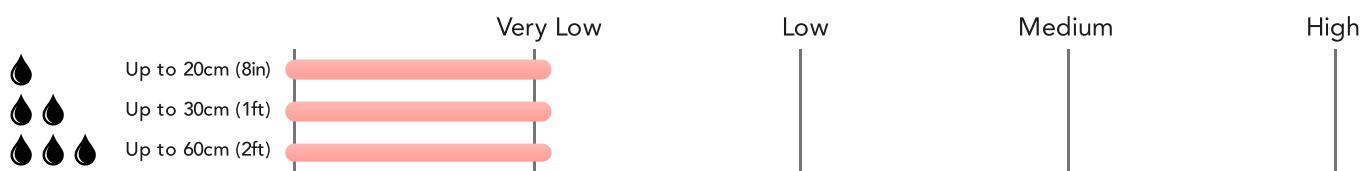


Risk Rating: Very low

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.

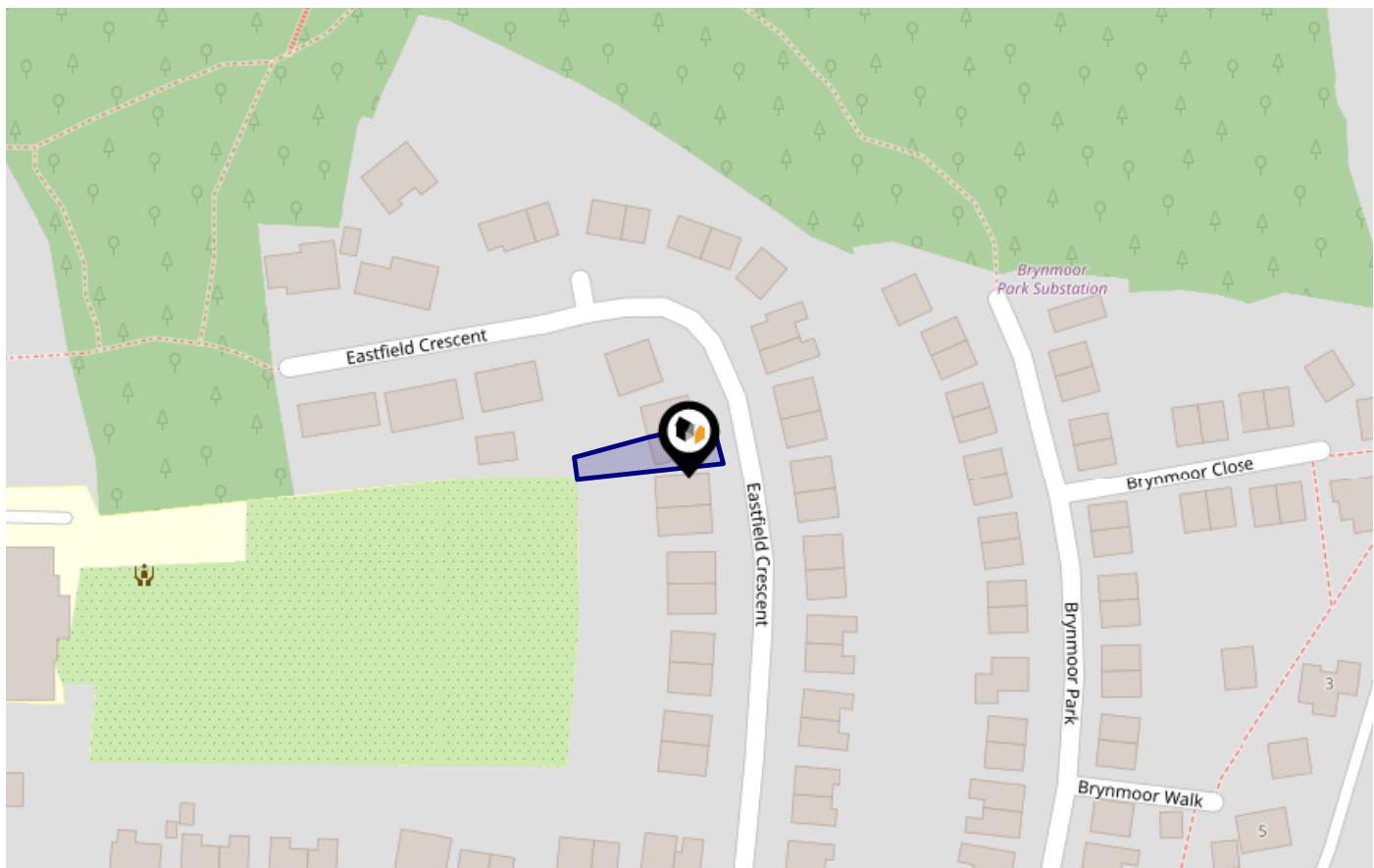
- █ **High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- █ **Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- █ **Low Risk** - an area which has a chance of flooding of greater than **1 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.

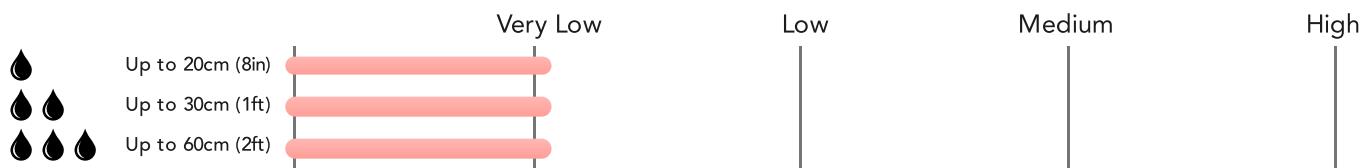


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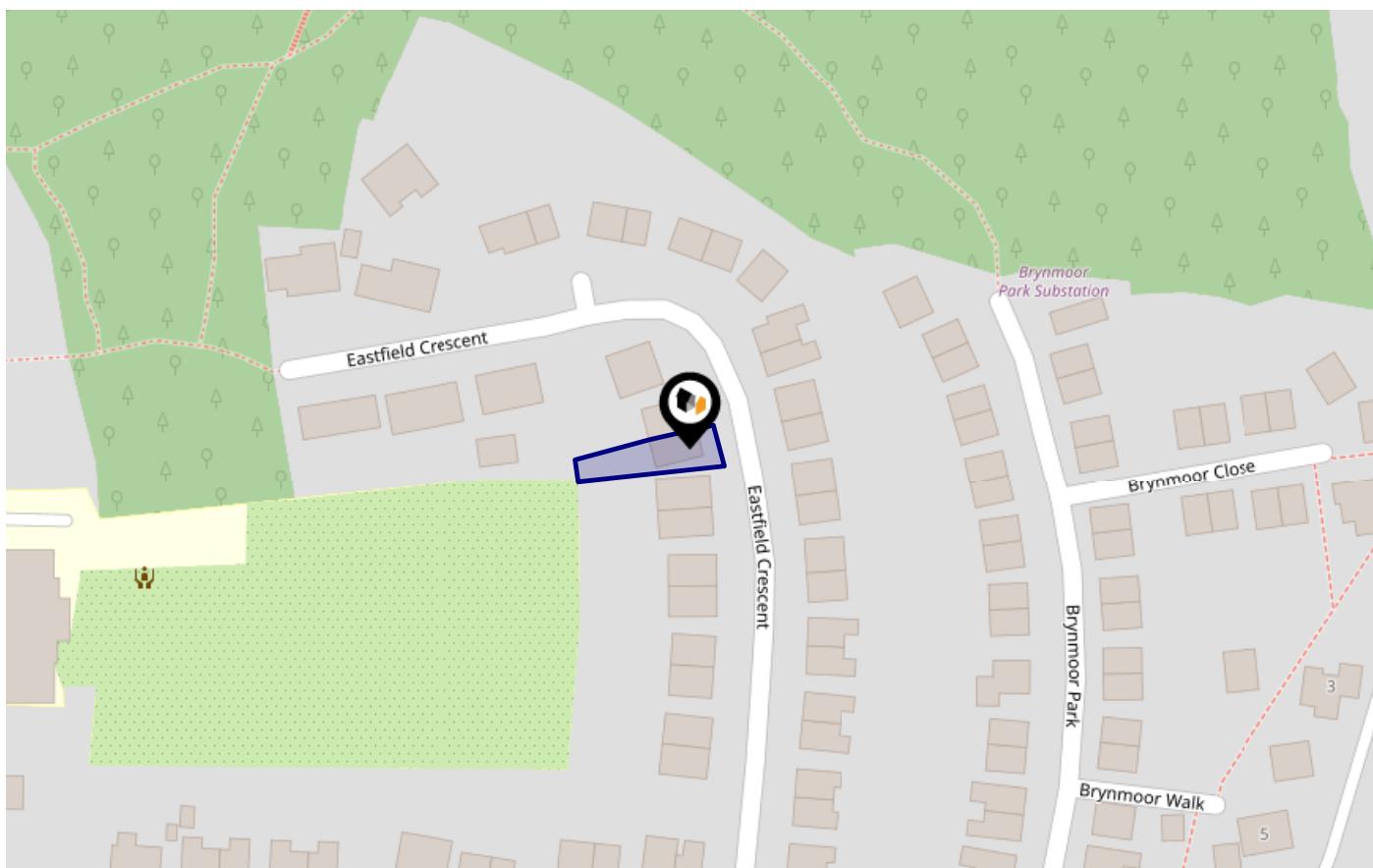
Chance of flooding to the following depths at this property:



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.

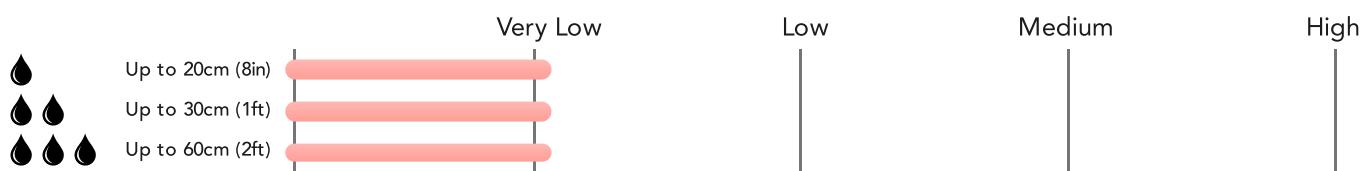


Risk Rating: Very low

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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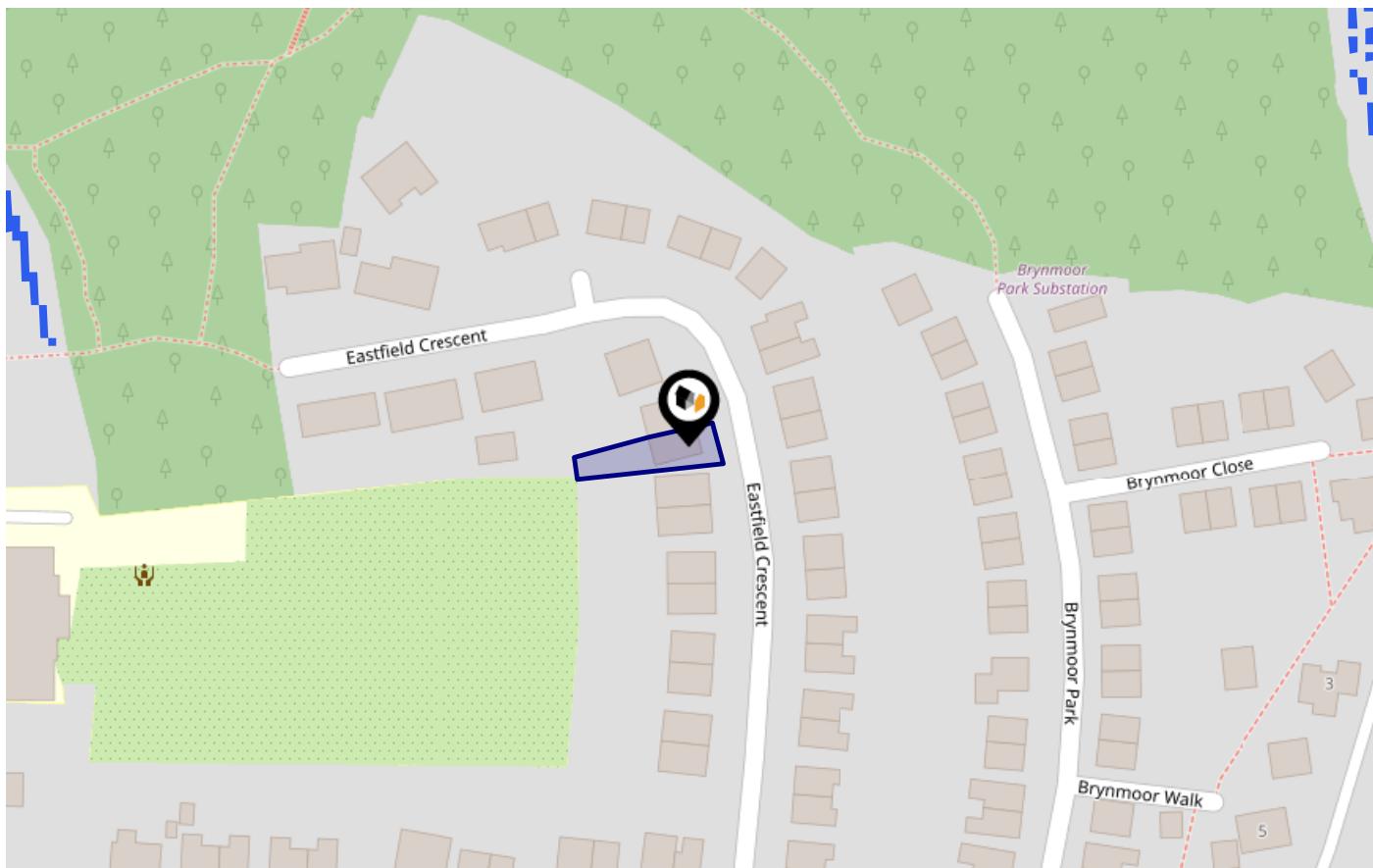
Chance of flooding to the following depths at this property:



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.

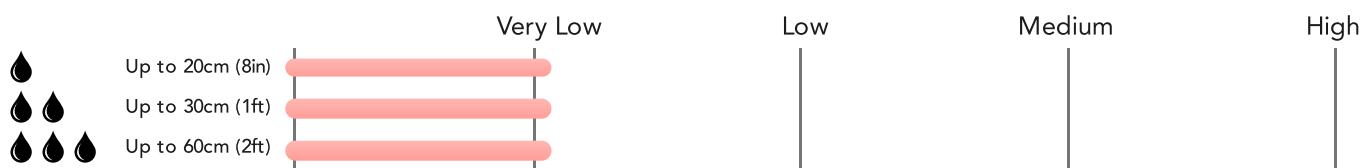


Risk Rating: Very low

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.

- 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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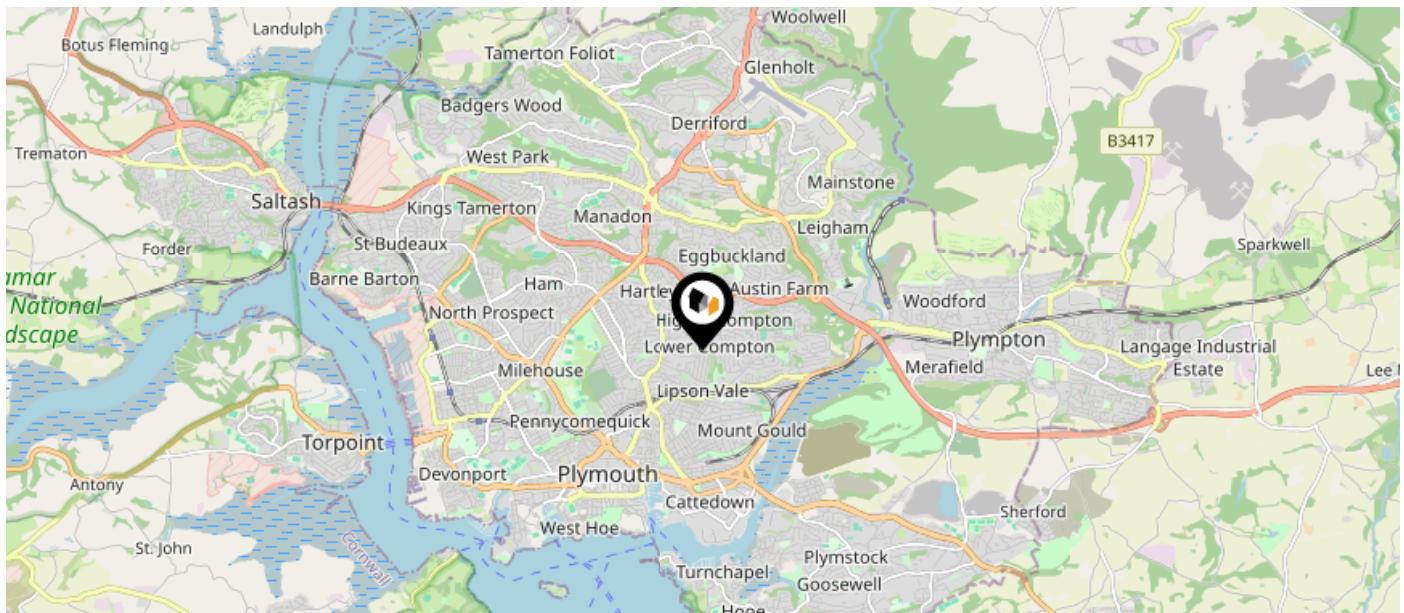
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



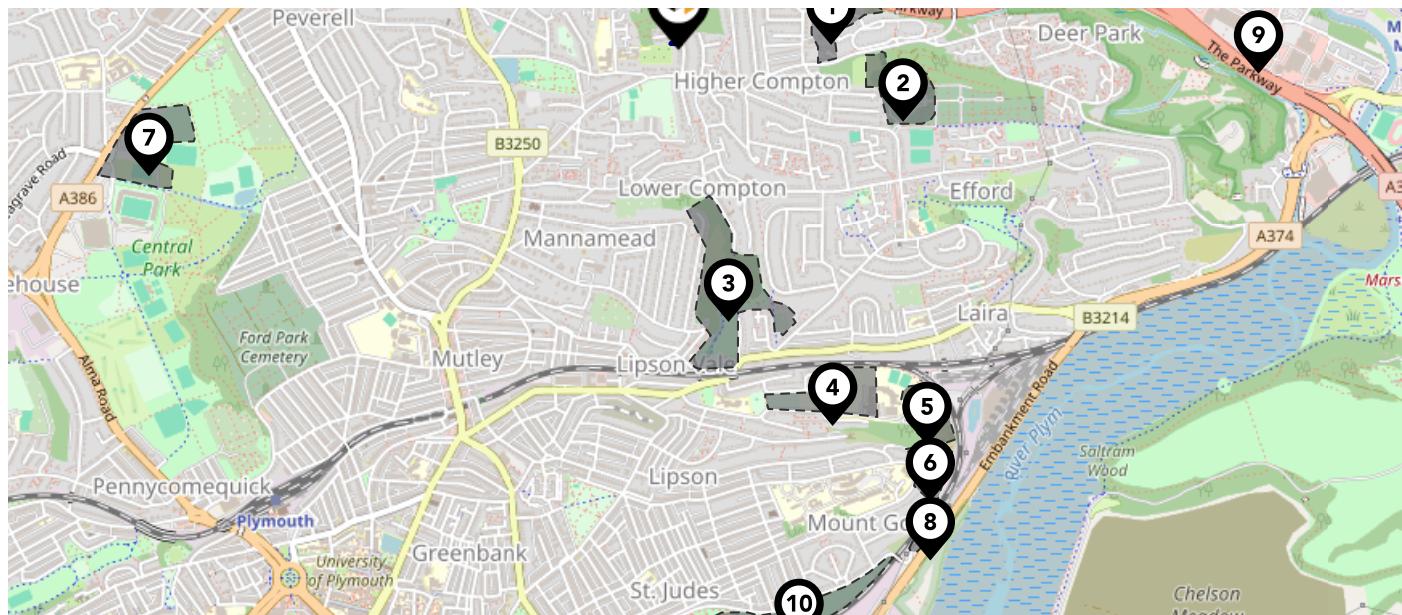
Nearby Green Belt Land

No data available.

Maps

Landfill Sites

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.



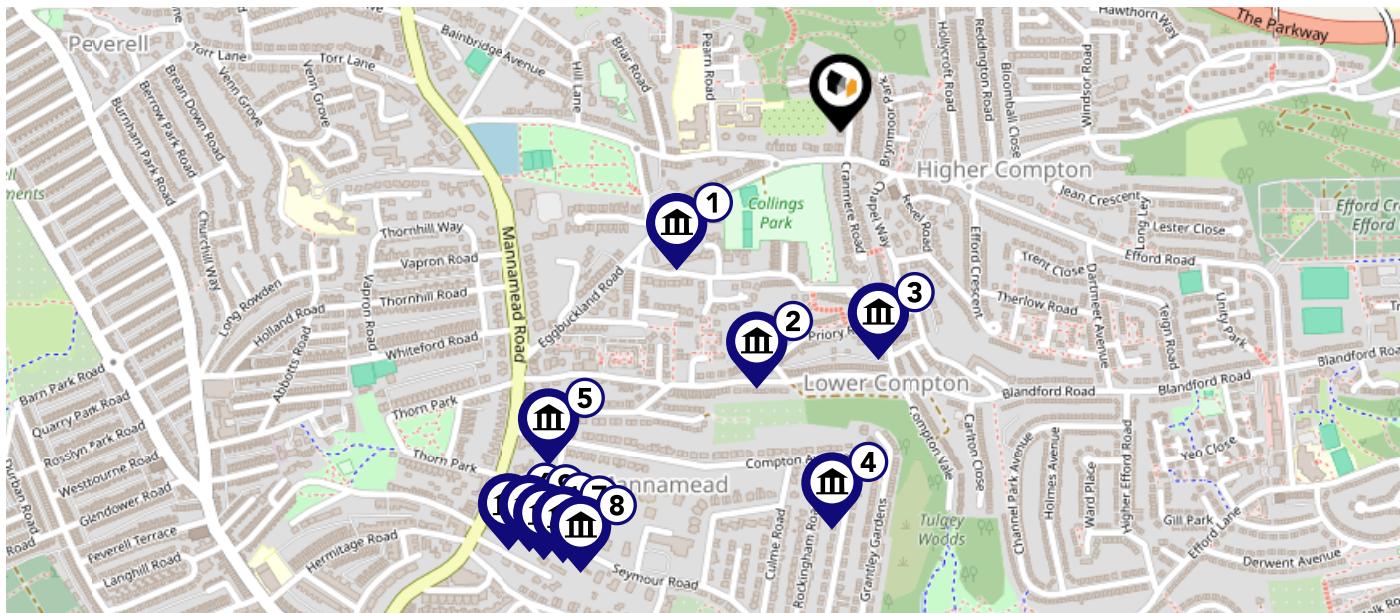
Nearby Landfill Sites

1	Valley View Close-Valley View Close, Plymouth	Historic Landfill	<input type="checkbox"/>
2	Egguckland Road Efford Adj Cemetery-Egguckland Road, Efford, Plymouth	Historic Landfill	<input type="checkbox"/>
3	Lower Compton-Lipson Vale, Plymouth	Historic Landfill	<input type="checkbox"/>
4	Laira Lipson College-Laira, Plymouth	Historic Landfill	<input type="checkbox"/>
5	School Playing Field Laira-School Playing Field Laira, Plymouth	Historic Landfill	<input type="checkbox"/>
6	Laira-Laira, Plymouth	Historic Landfill	<input type="checkbox"/>
7	Peverell Cricket Ground-Peverell Cricket Ground, Plymouth	Historic Landfill	<input type="checkbox"/>
8	Allotments Embankment Road-Laira, Plymouth	Historic Landfill	<input type="checkbox"/>
9	Tecalamet Marsh Mills-Off Longbridge Road, Plymouth	Historic Landfill	<input type="checkbox"/>
10	Tothill Park Recreation Ground-Tothill Park Recreation Ground Mount Gold/Laira, Plymouth	Historic Landfill	<input type="checkbox"/>

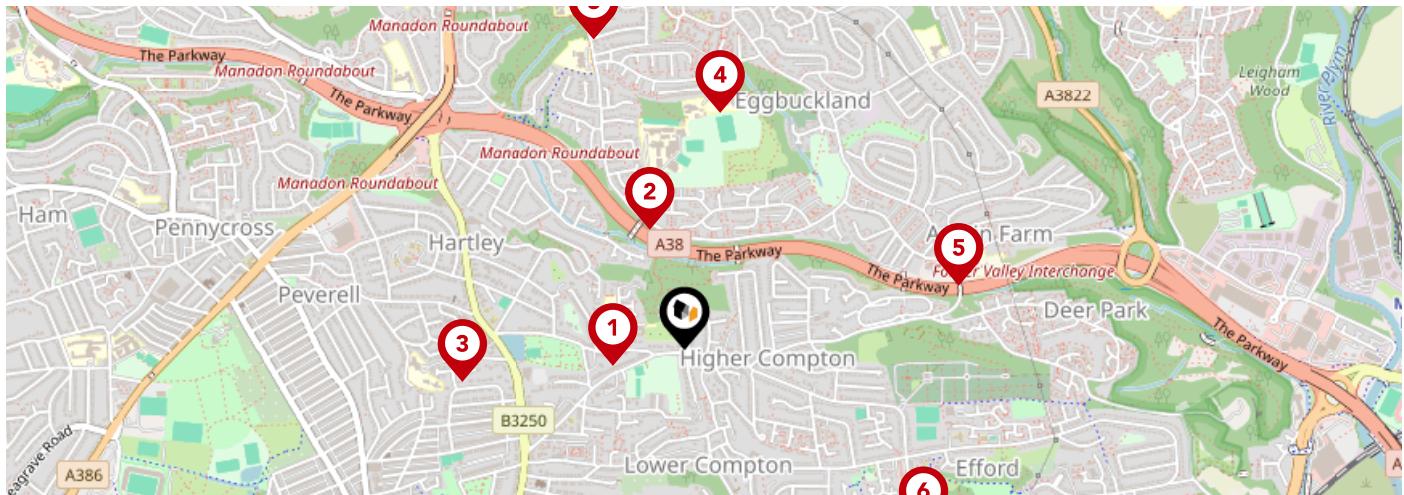
Maps

Listed Buildings

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



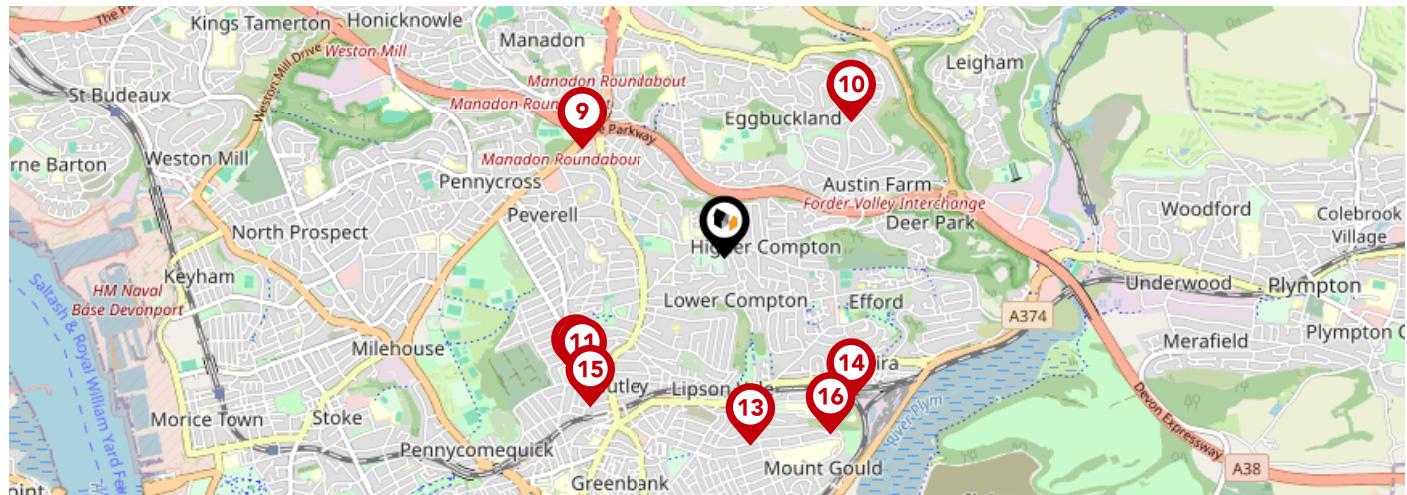
Listed Buildings in the local district	Grade	Distance
 1244647 - Pearn Convalescent Home	Grade II	0.2 miles
 1386341 - 9, Priory Road	Grade II	0.3 miles
 1386342 - Priory Cottage	Grade II	0.3 miles
 1130045 - 80, Compton Avenue	Grade II	0.5 miles
 1386221 - Church Of Emmanuel	Grade II	0.5 miles
 1386388 - The Ferns	Grade II	0.6 miles
 1386386 - Seymour Nursing Home	Grade II	0.6 miles
 1386387 - Standerton House	Grade II	0.6 miles
 1386385 - Kingston Lodge	Grade II	0.6 miles
 1386389 - Whitchurch	Grade II	0.6 miles



Nursery Primary Secondary College Private

1	Compton CofE Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 431 Distance:0.18					
2	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:0.3					
3	King's School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 298 Distance:0.53					
4	Eggbuckland Vale Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 396 Distance:0.57					
5	Austin Farm Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 125 Distance:0.67					
6	High View School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 356 Distance:0.71					
7	Widey Court Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 602 Distance:0.77					
8	Courtlands School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 107 Distance:0.77					

Area Schools



Nursery Primary Secondary College Private



Manadon Vale Primary School

Ofsted Rating: Good | Pupils: 416 | Distance: 0.85



St Edward's CofE Primary School

Ofsted Rating: Good | Pupils: 219 | Distance: 0.88



Hyde Park Infants' School

Ofsted Rating: Not Rated | Pupils: 243 | Distance: 0.88



Hyde Park Junior School

Ofsted Rating: Good | Pupils: 355 | Distance: 0.89



Lipson Vale Primary School

Ofsted Rating: Good | Pupils: 405 | Distance: 0.9



Laira Green Primary School

Ofsted Rating: Good | Pupils: 230 | Distance: 0.9



Plymouth College

Ofsted Rating: Not Rated | Pupils: 513 | Distance: 0.95

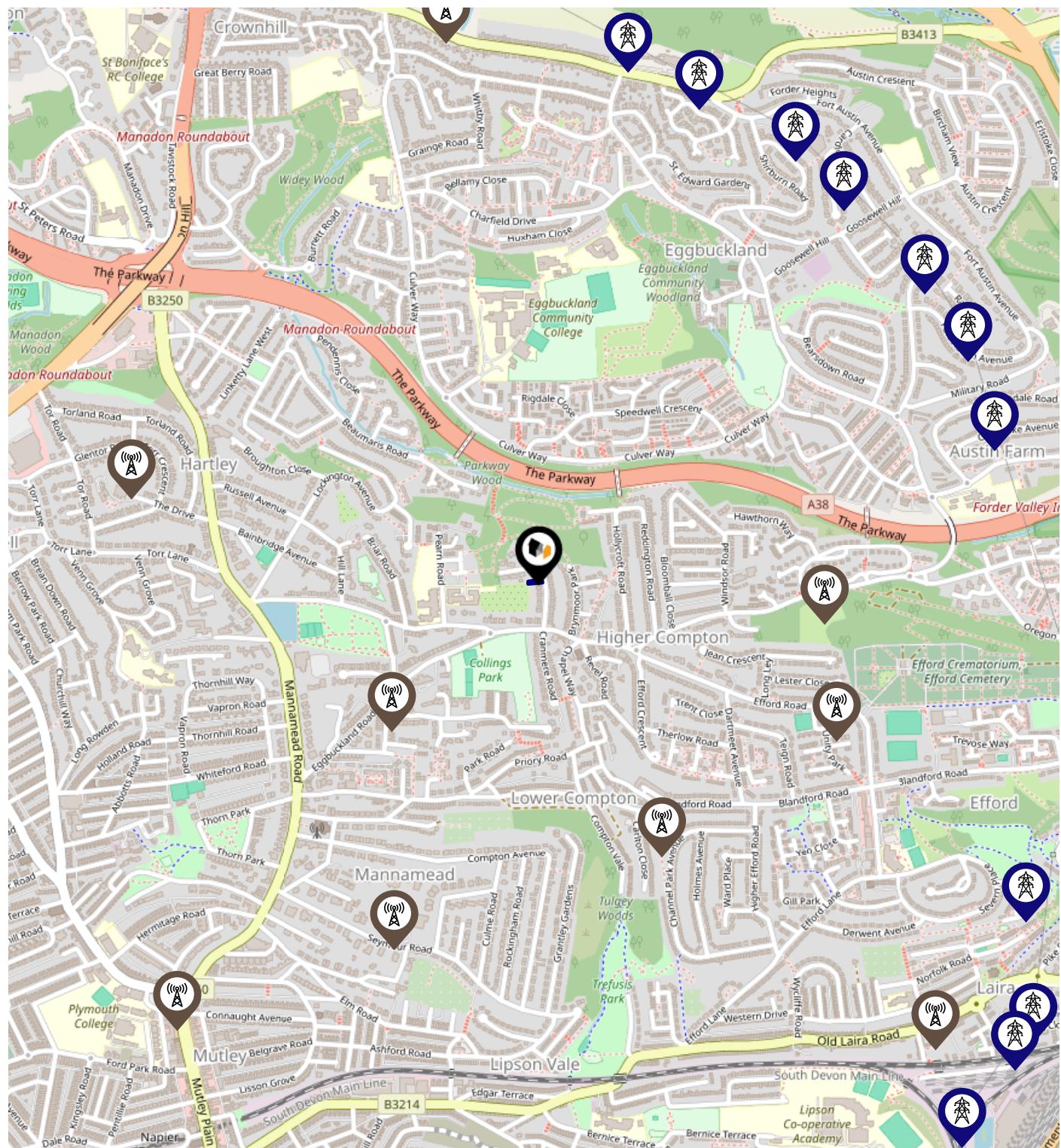


Lipson Co-operative Academy

Ofsted Rating: Good | Pupils: 1102 | Distance: 0.97



Local Area Masts & Pylons

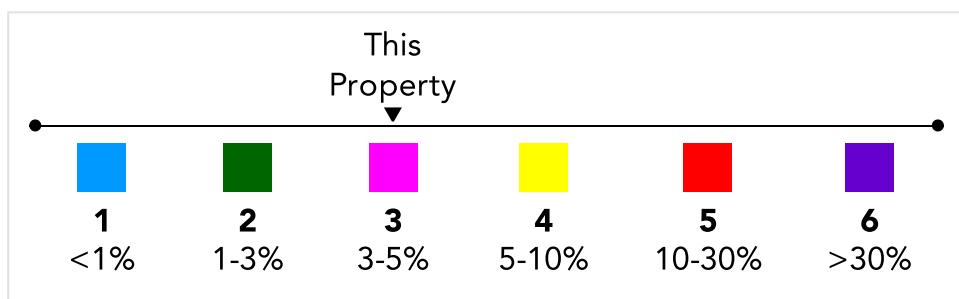
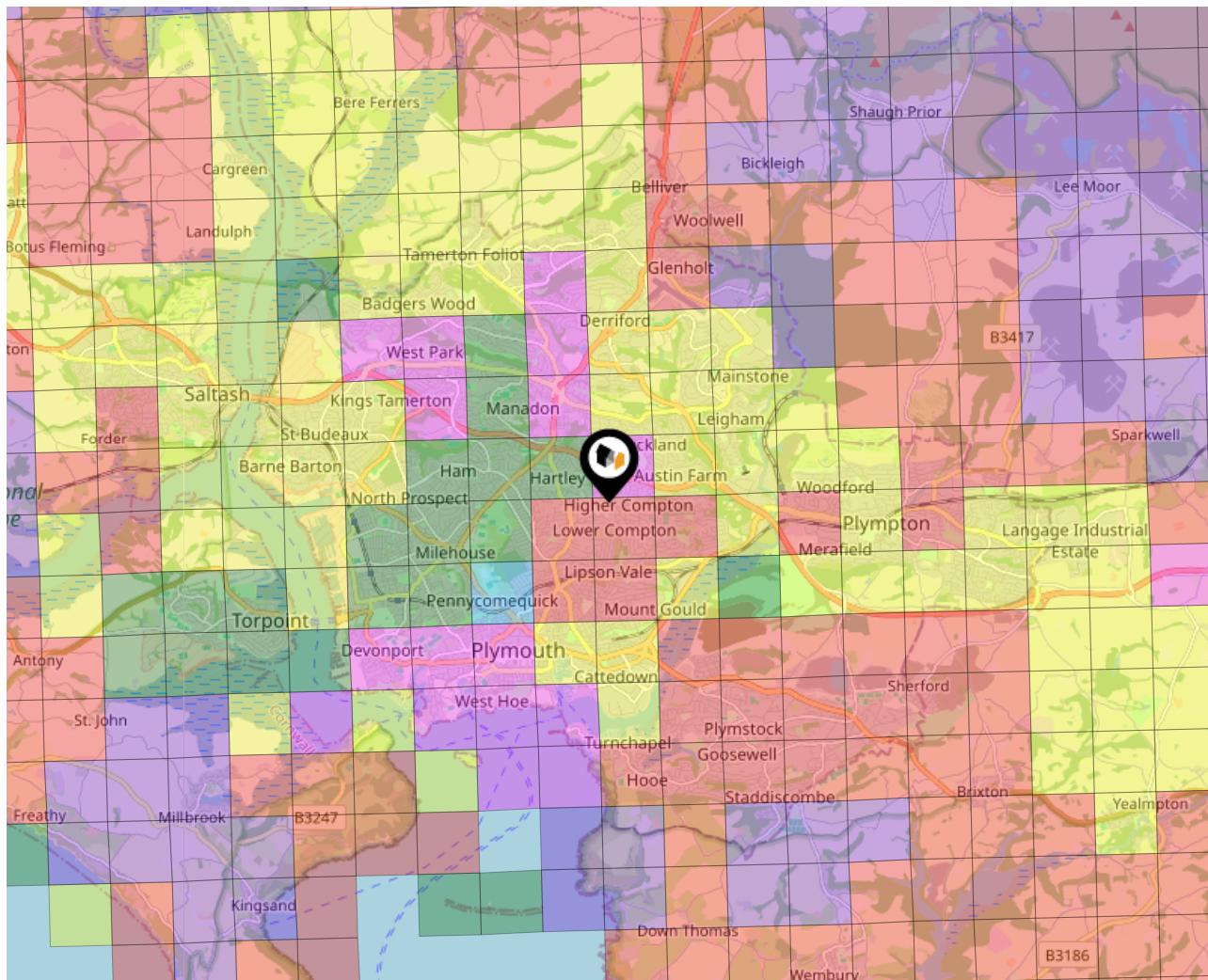


Key:

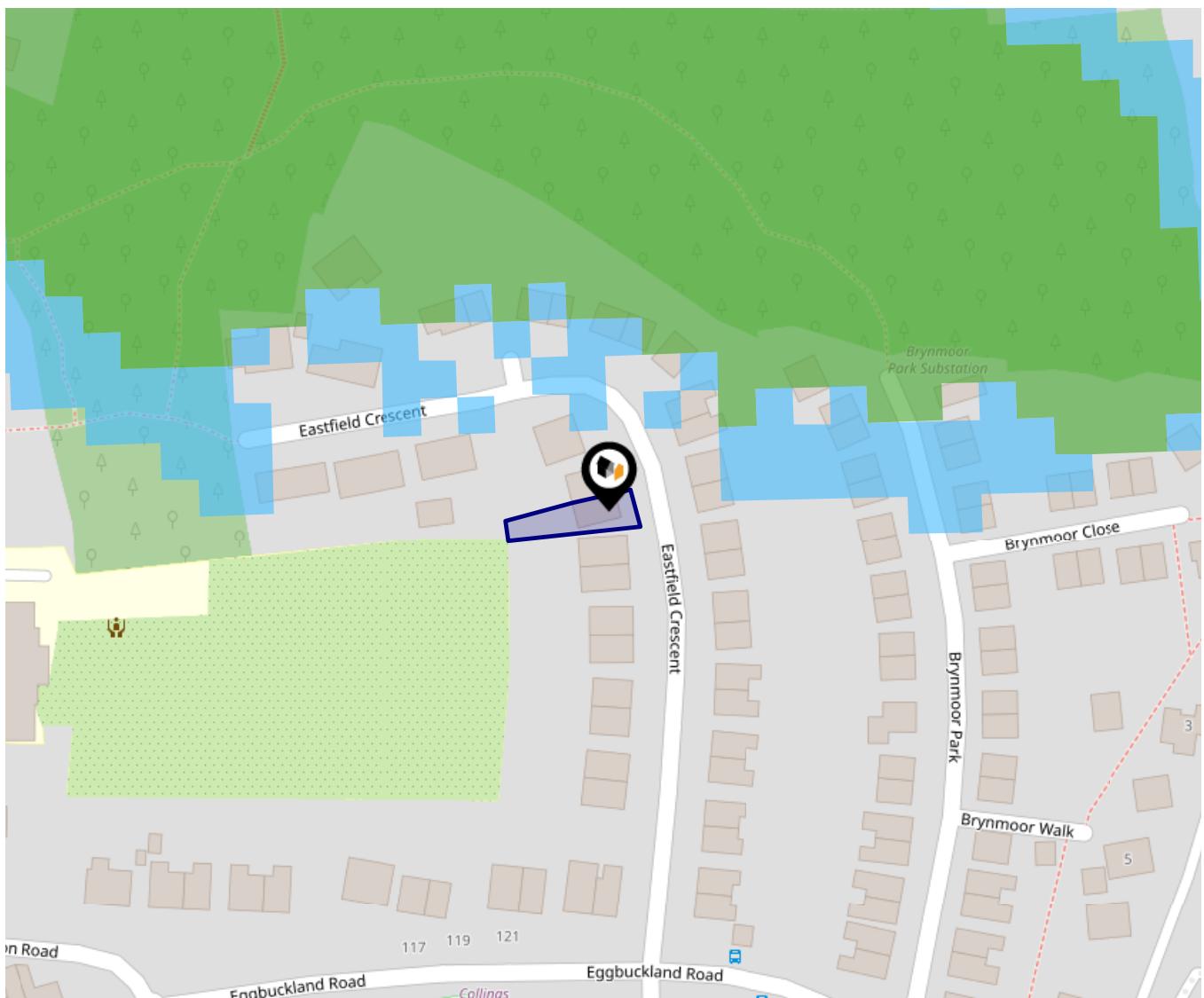
- Power Pylons
- Communication Masts

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



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

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

Environment Soils & Clay

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

Carbon Content:

NONE

Parent Material Grain:

ARGILLACEOUS

Soil Group:

MEDIUM TO LIGHT(SILTY)

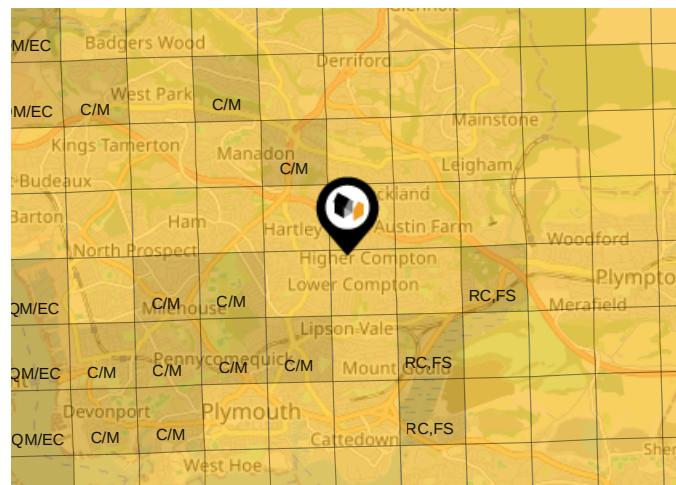
TO HEAVY

Soil Texture:

LOAM TO SILTY LOAM

Soil Depth:

INTERMEDIATE-SHALLOW



Primary Classifications (Most Common Clay Types)

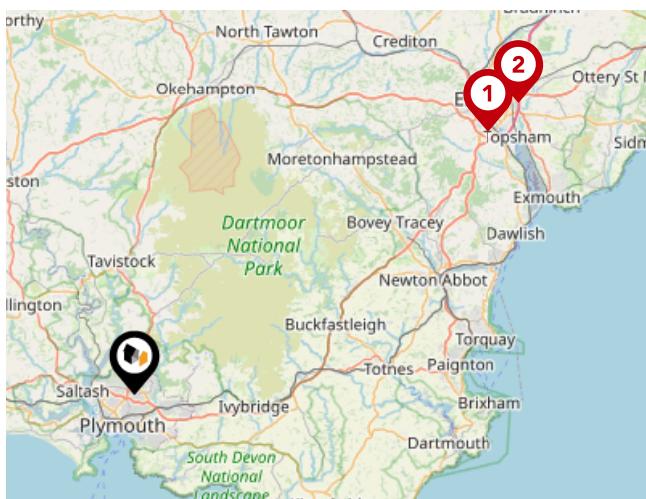
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	1.45 miles
2	Plymouth Rail Station	1.49 miles
3	Devonport Rail Station	2.4 miles
4	Devonport Rail Station	2.4 miles



Trunk Roads/Motorways

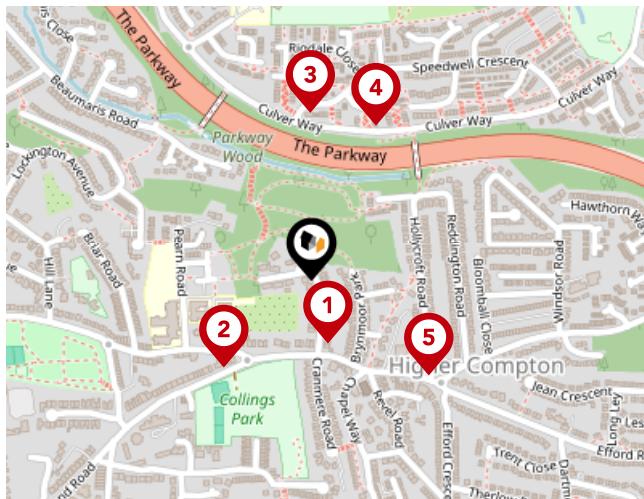
Pin	Name	Distance
1	M5 J31	33.22 miles
2	M5 J30	36.36 miles



Airports/Helipads

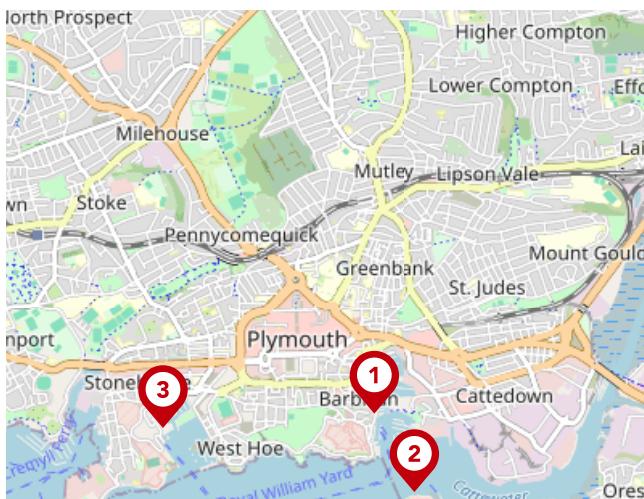
Pin	Name	Distance
1	Glenholt	2.05 miles
2	Exeter Airport	38.79 miles
3	St Mawgan	39.11 miles
4	Joppa	71.28 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Eastfield Crescent	0.08 miles
2	Mannamead Tennis Club	0.15 miles
3	Speedwell Crescent	0.2 miles
4	Culver Way	0.2 miles
5	Bluebird Inn	0.18 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	2.02 miles
2	Plymouth Mount Batten Ferry Landing	2.34 miles
3	Plymouth Ferry Terminal	2.53 miles

Agent Disclaimer



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of or the seller.

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.

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.



6 The Broadway Plymstock Plymouth PL9

7AU

01752 456000

plymstock@langtownandcountry.com

www.langtownandcountry.com



Land Registry

