

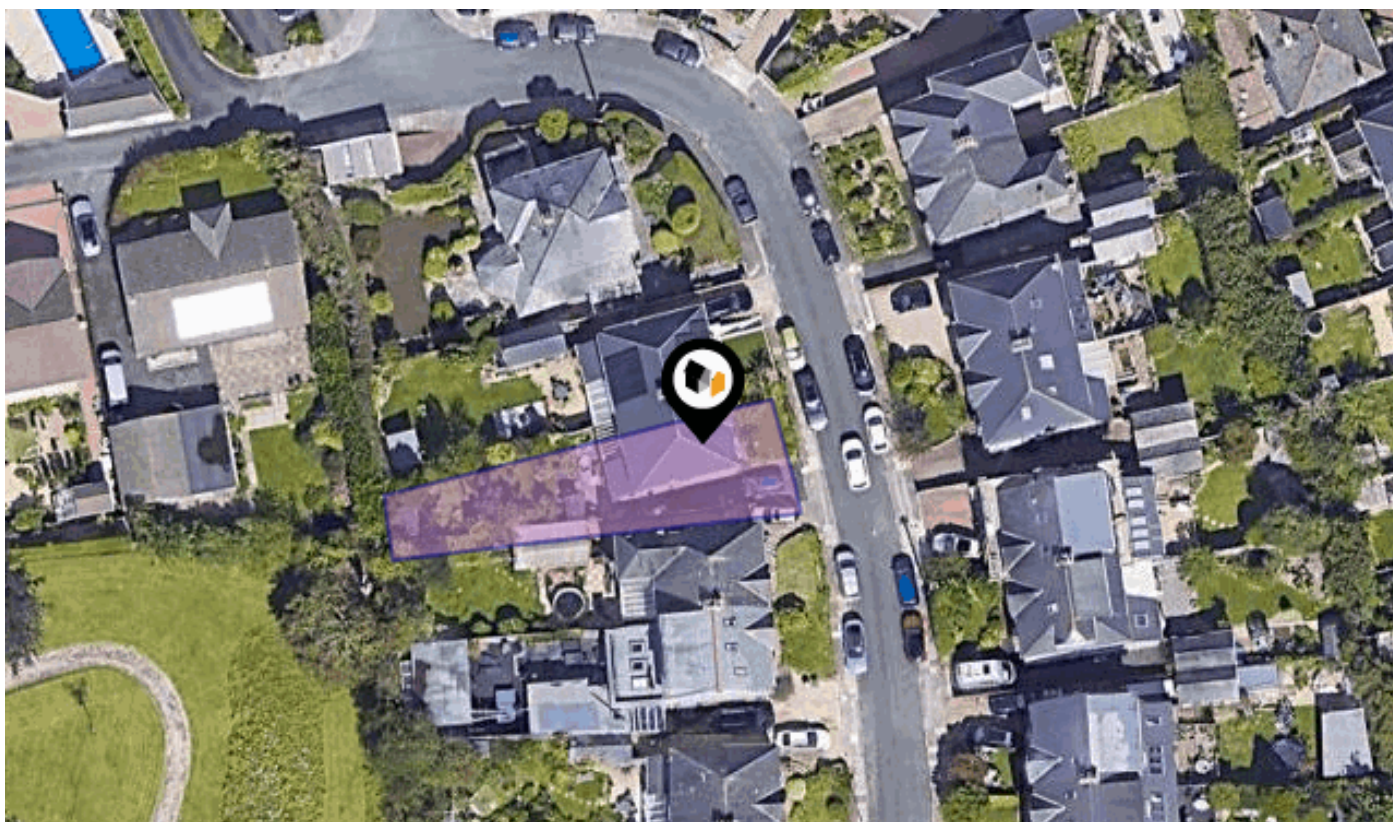


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 10<sup>th</sup> February 2026**



## EASTFIELD CRESCENT, PLYMOUTH, PL3

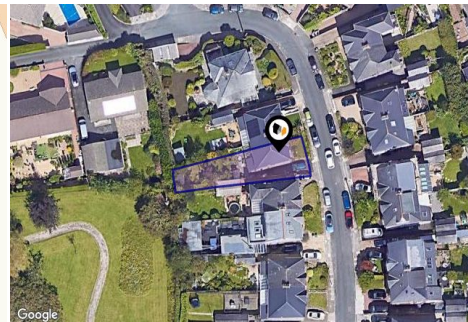
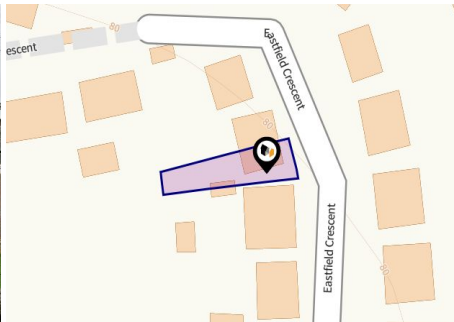
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

plymstock@langtownandcountry.com

www.langtownandcountry.com





## Property

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

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)

15  
mb/s



42  
mb/s



1800  
mb/s



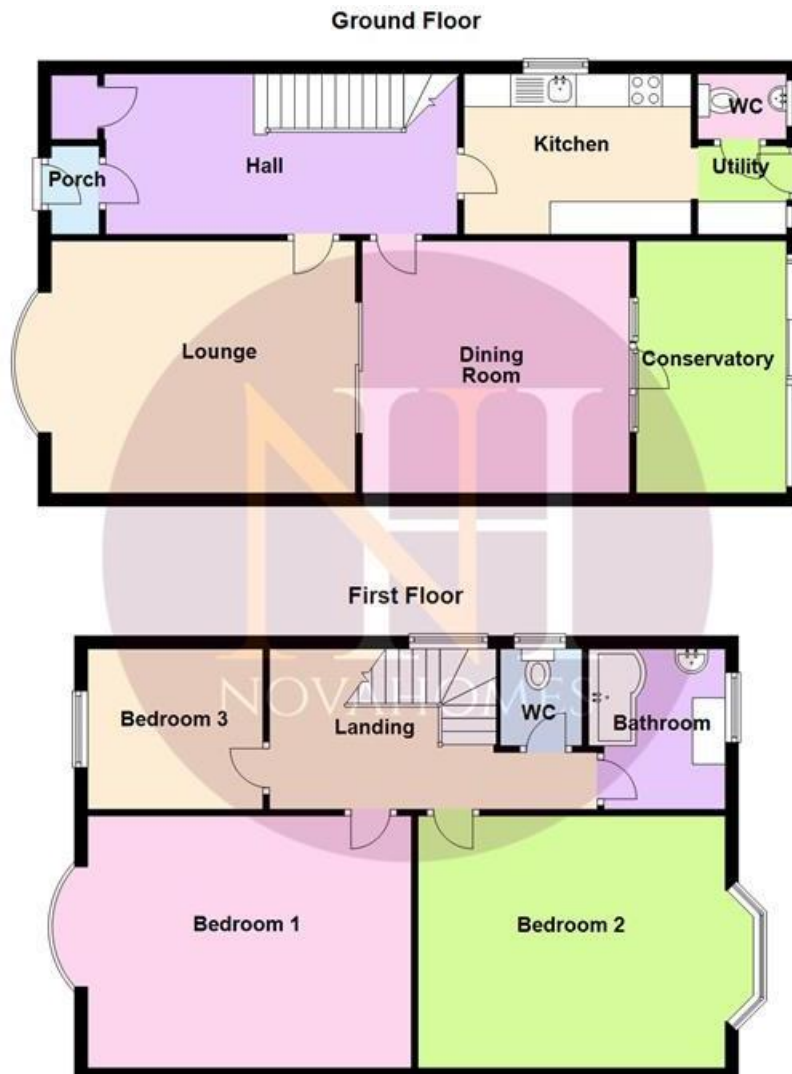
Mobile Coverage:  
(based on calls indoors)



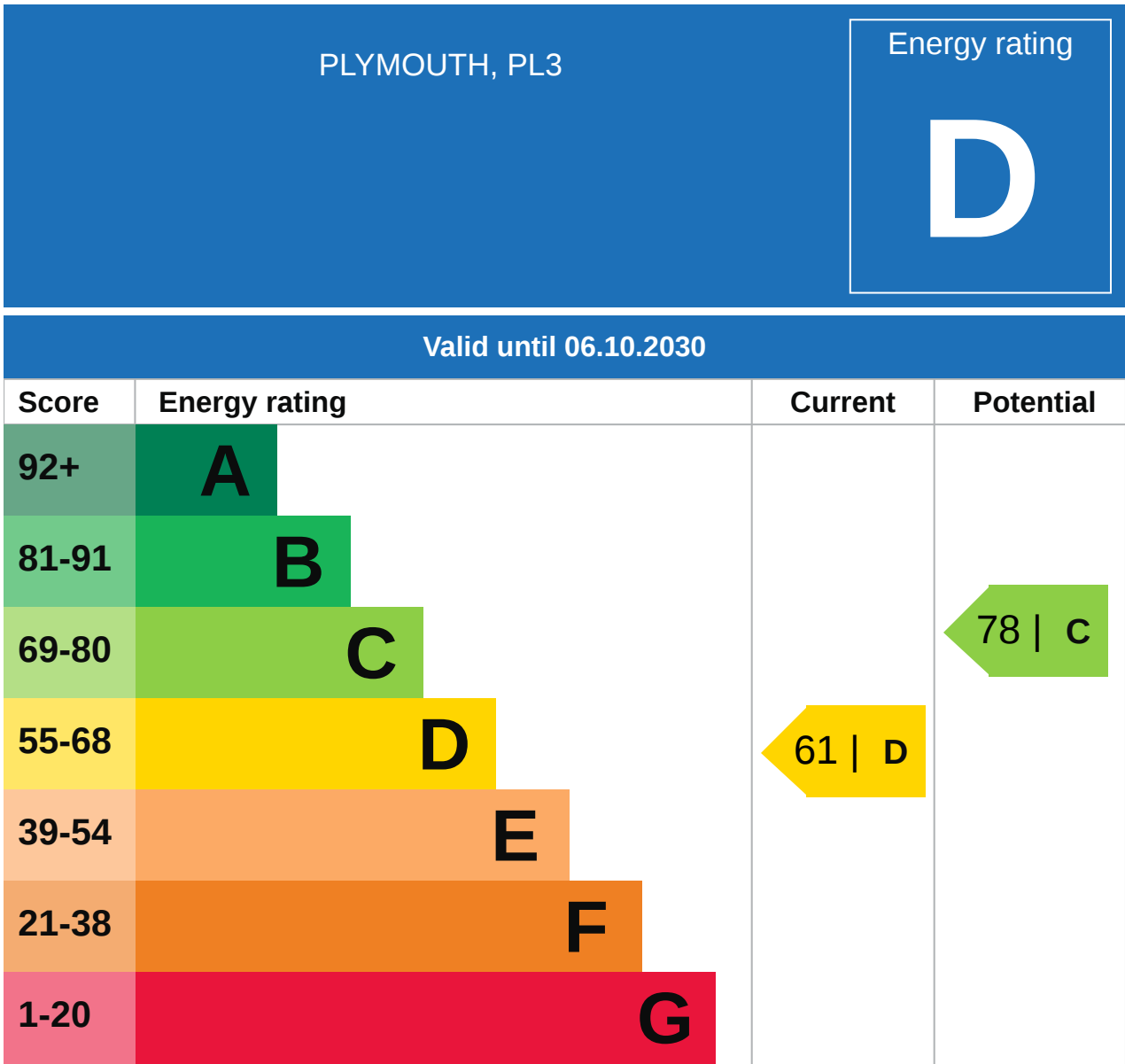
Satellite/Fibre TV Availability:



## 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.

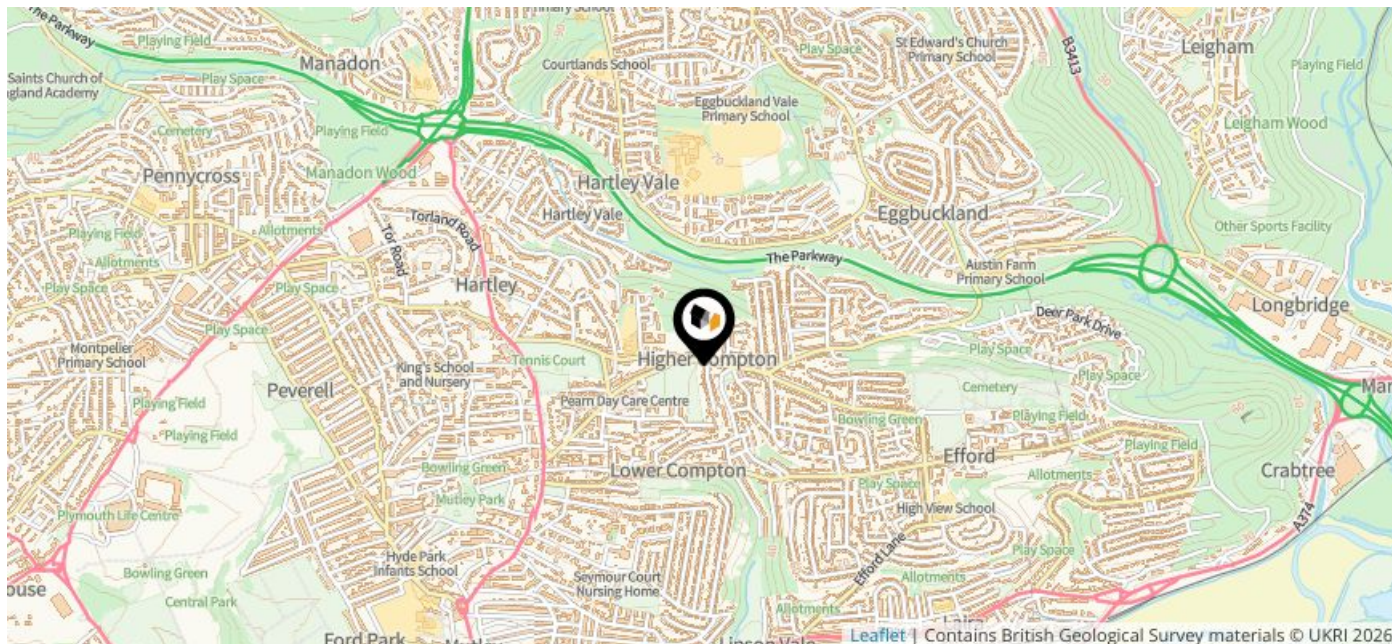


## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Off-peak 7 hour
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	2
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 85% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	116 m <sup>2</sup>



This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

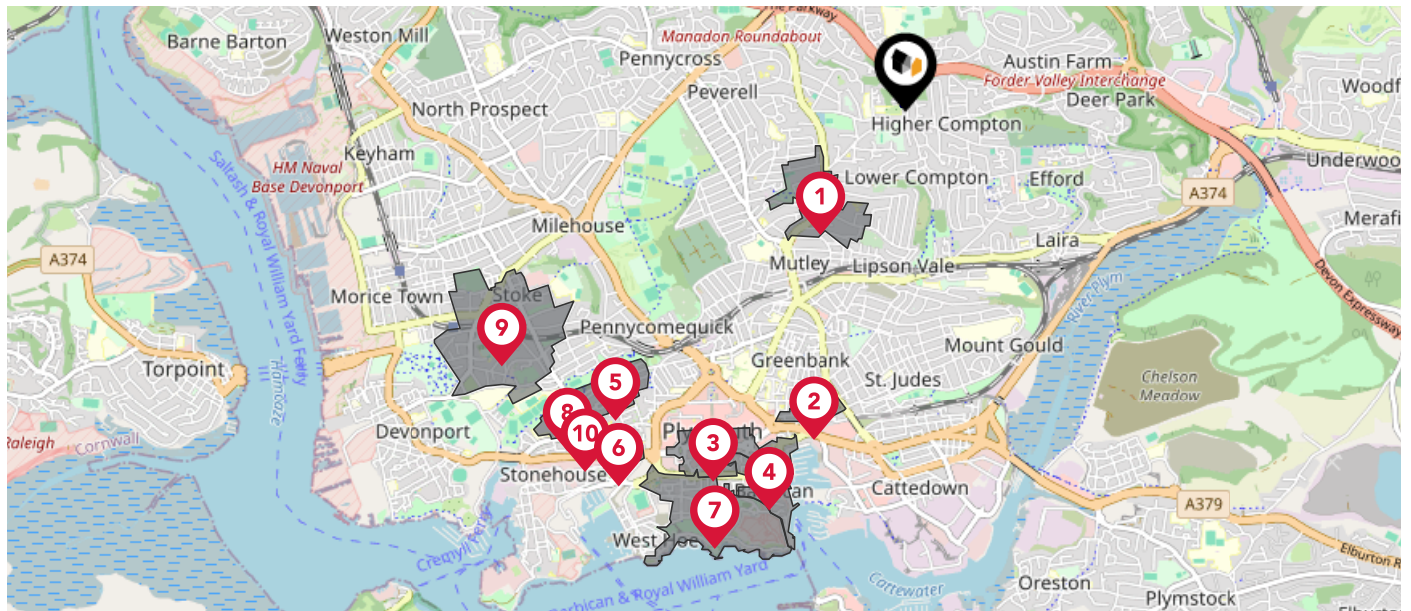
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

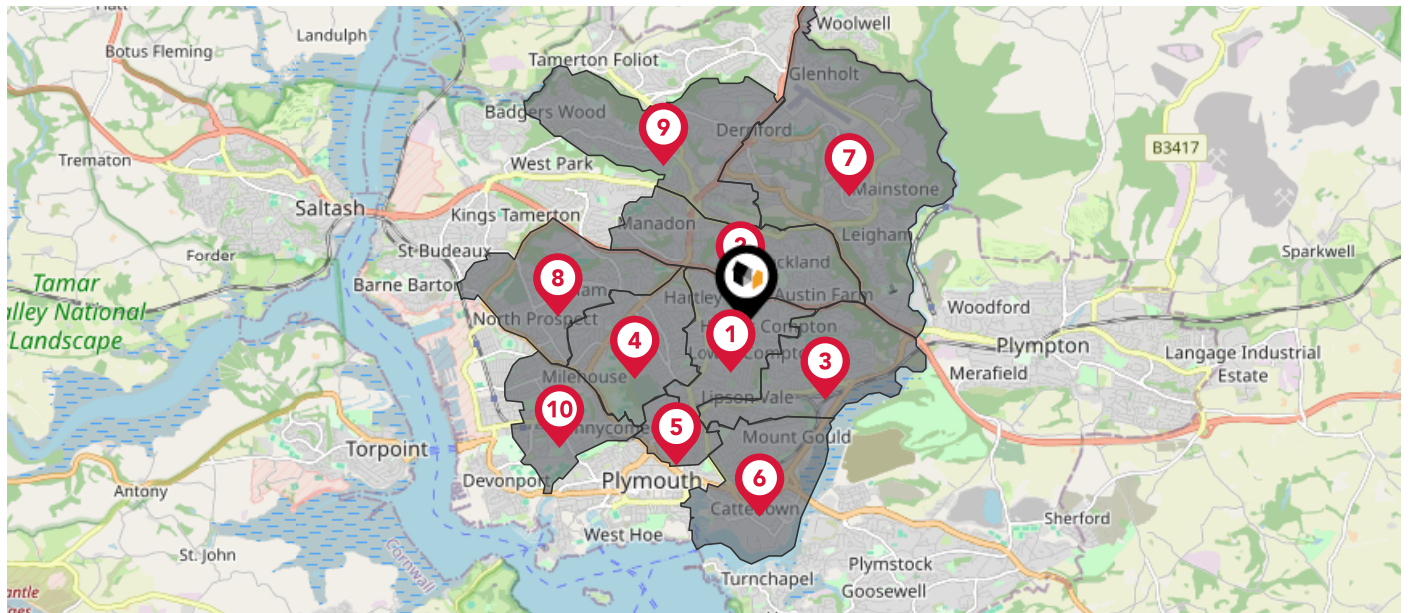


### Nearby Conservation Areas

- 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



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

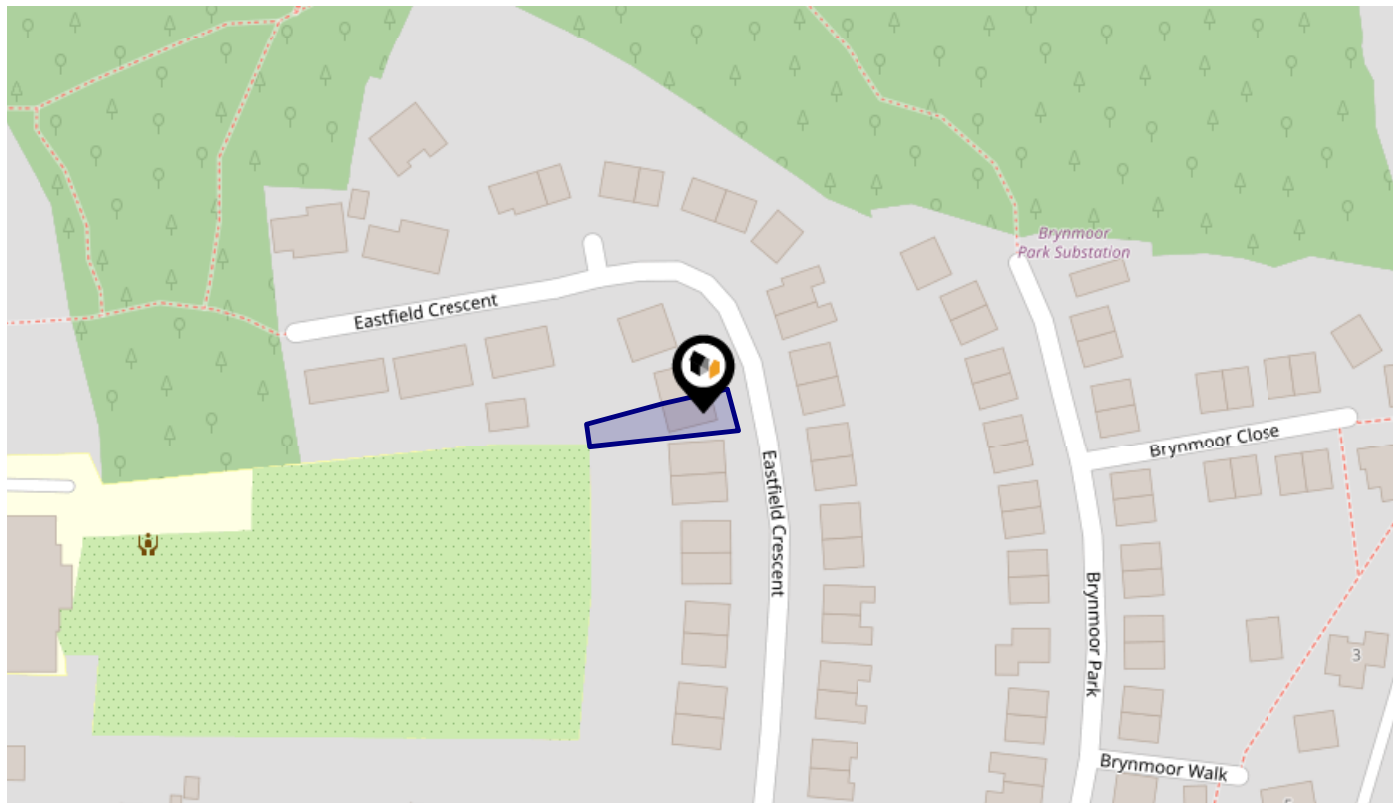


### Nearby Council Wards

- 1 Compton Ward
- 2 Egguckland 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



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:

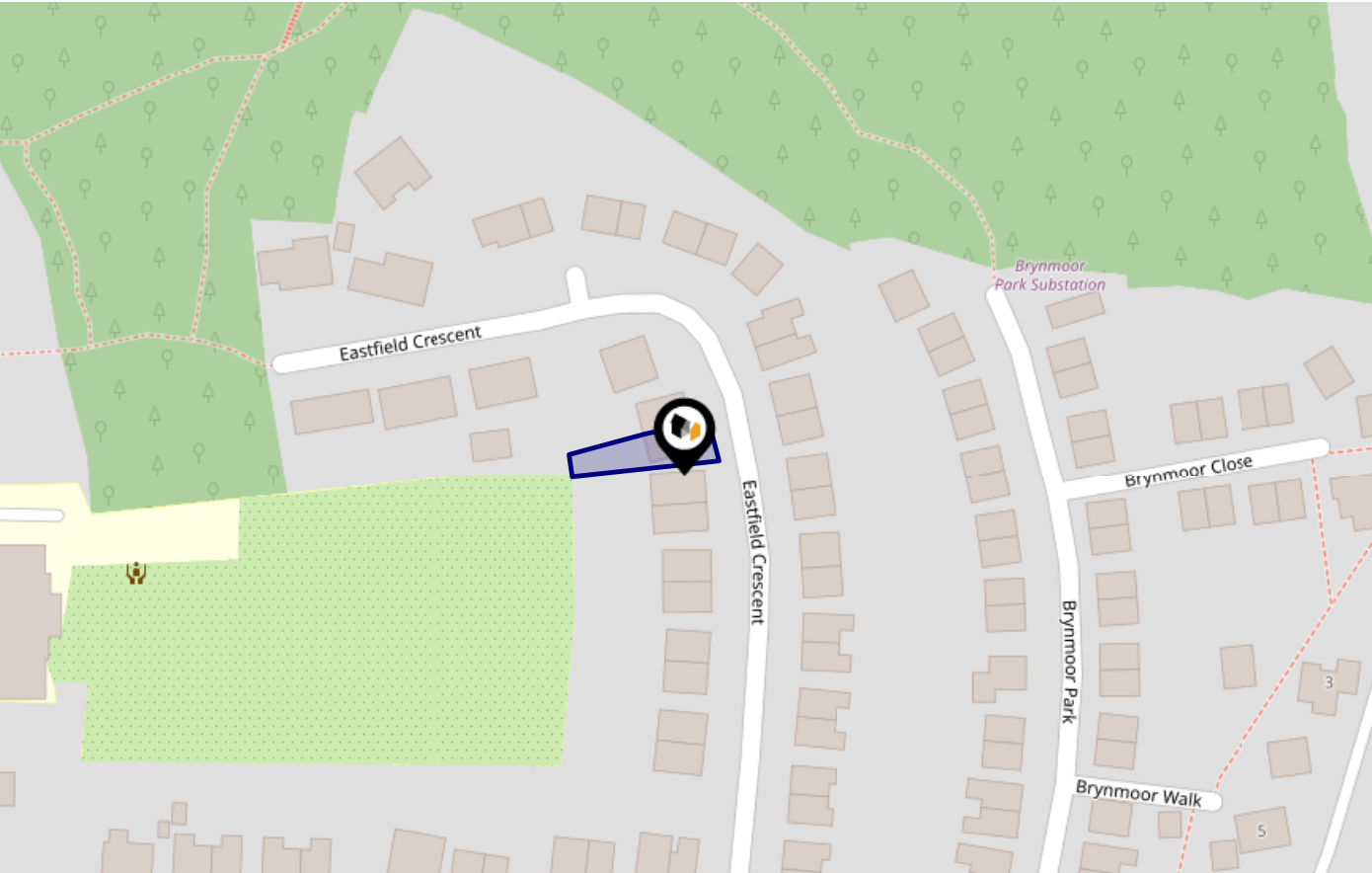
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

# 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.

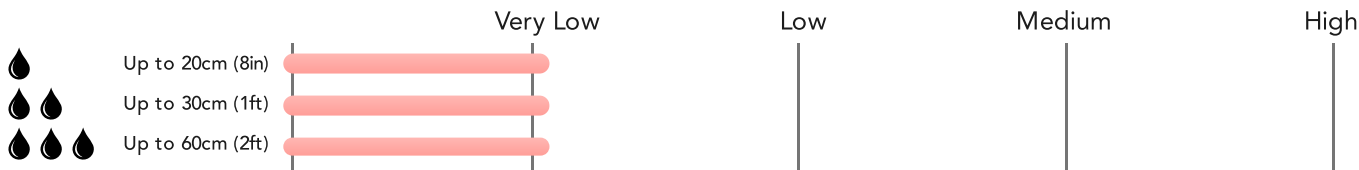


Risk Rating: Very low

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.

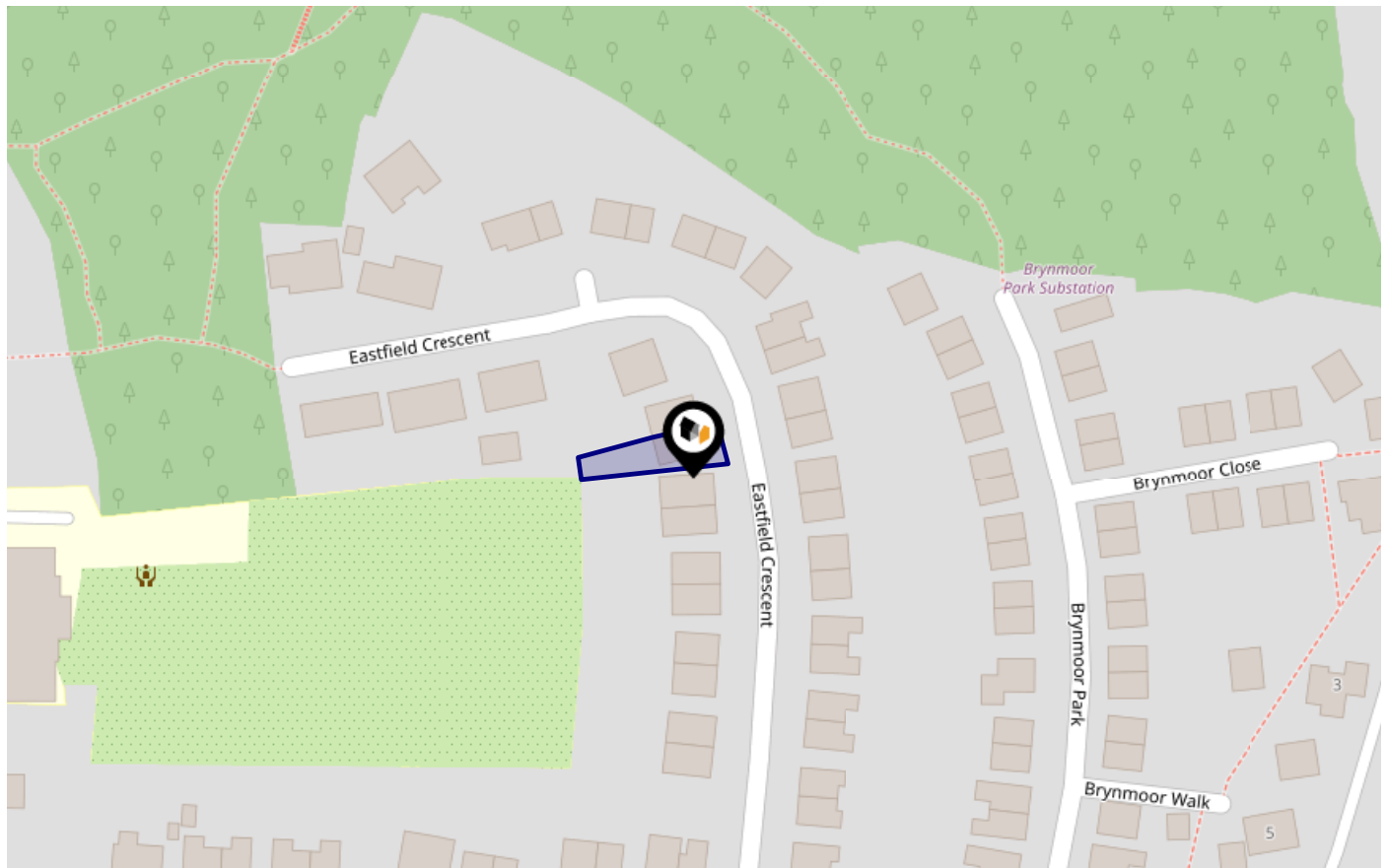
Chance of flooding to the following depths at this property:



# 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

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:

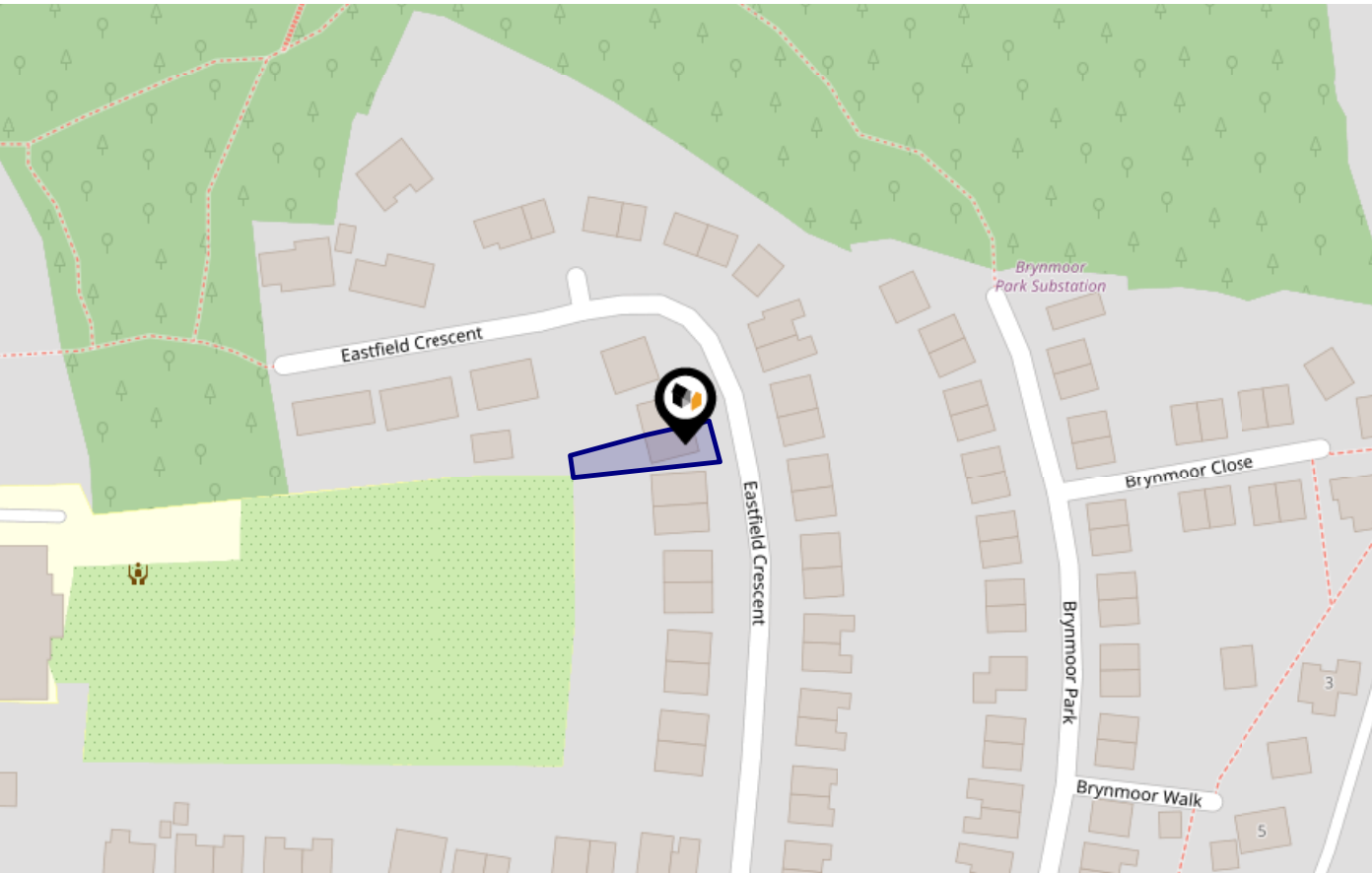


# Flood Risk

## 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.

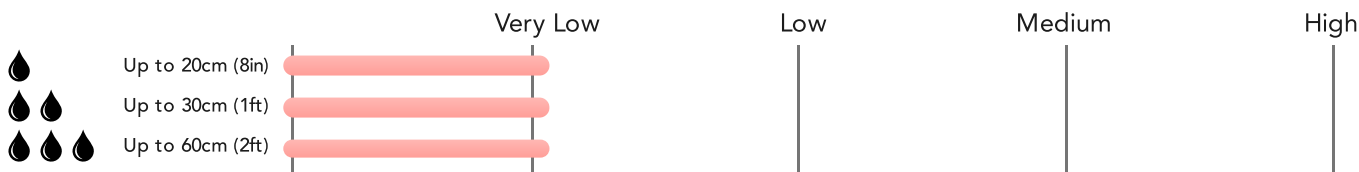


Risk Rating: Very low

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.

- 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.
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- 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:

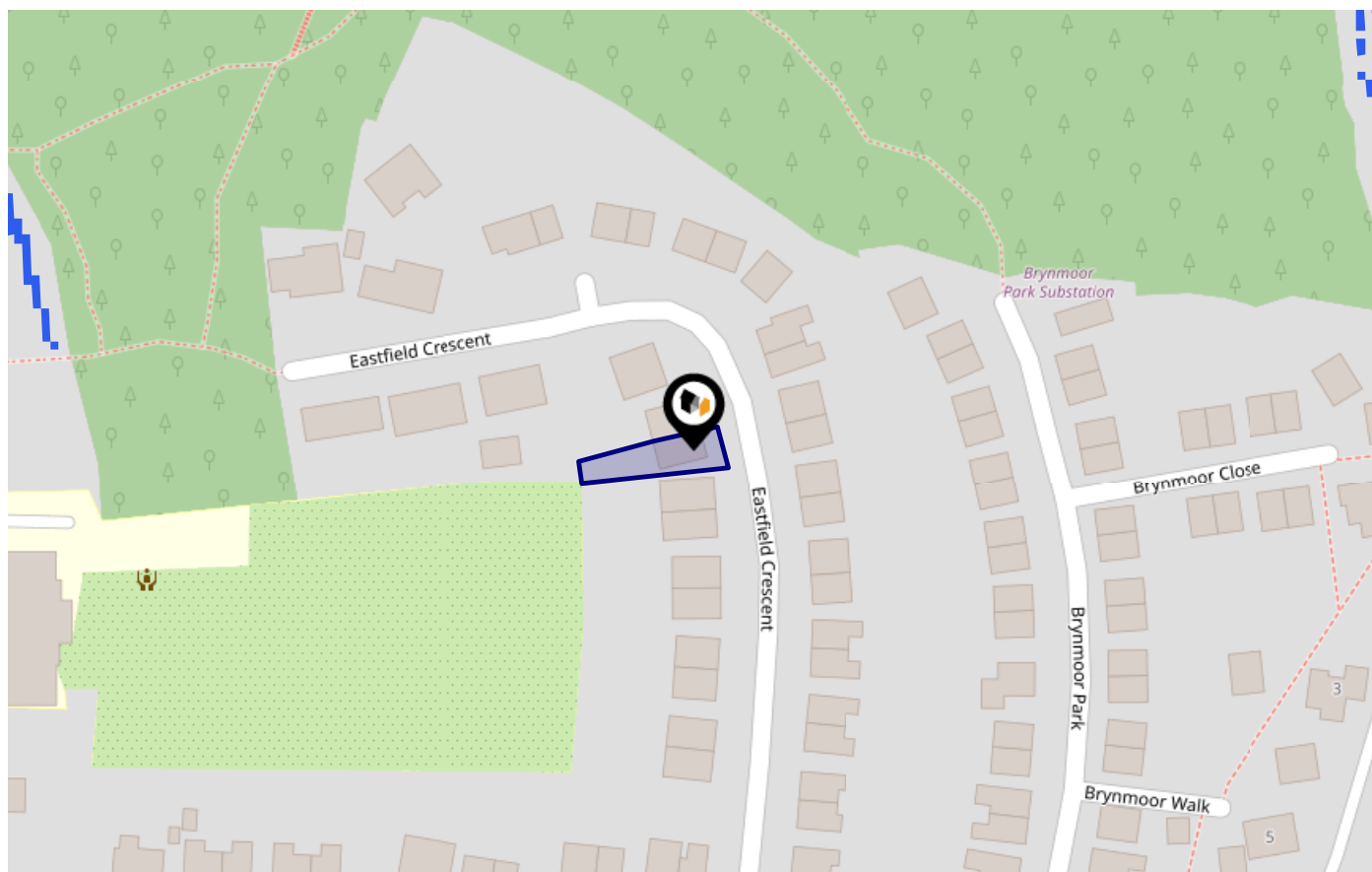




# Flood Risk

## 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.

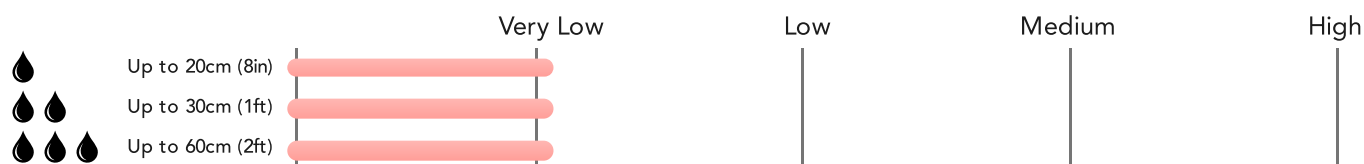


**Risk Rating:** Very low

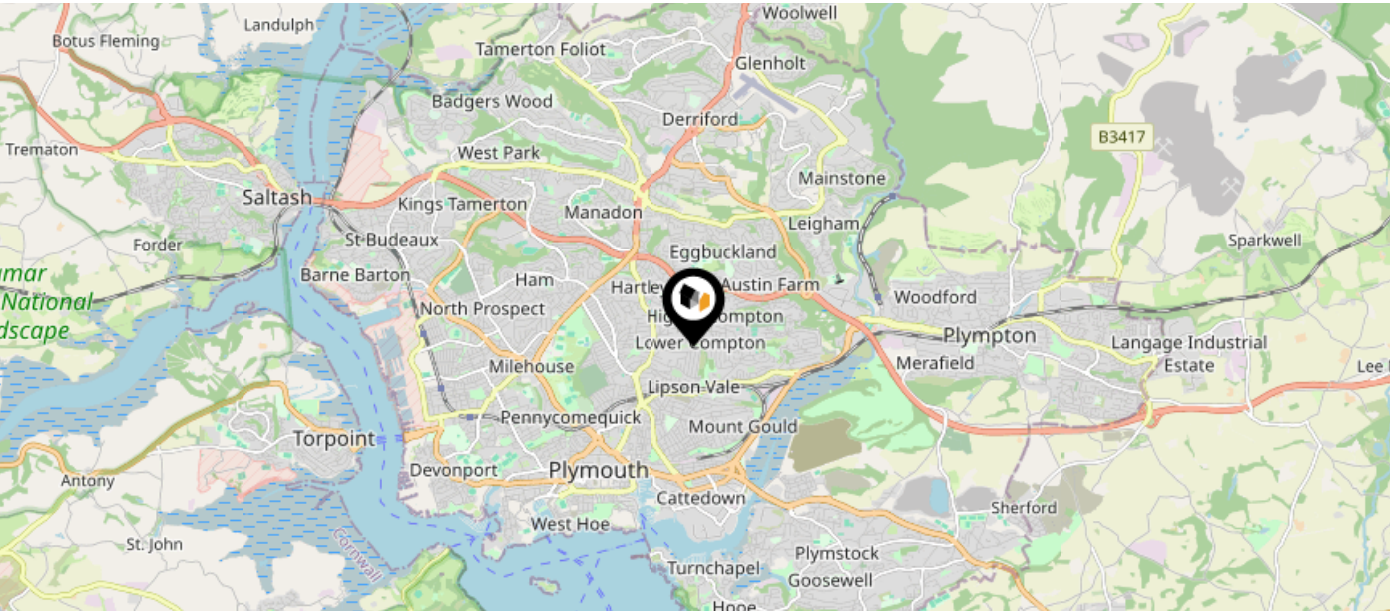
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following depths at this property:



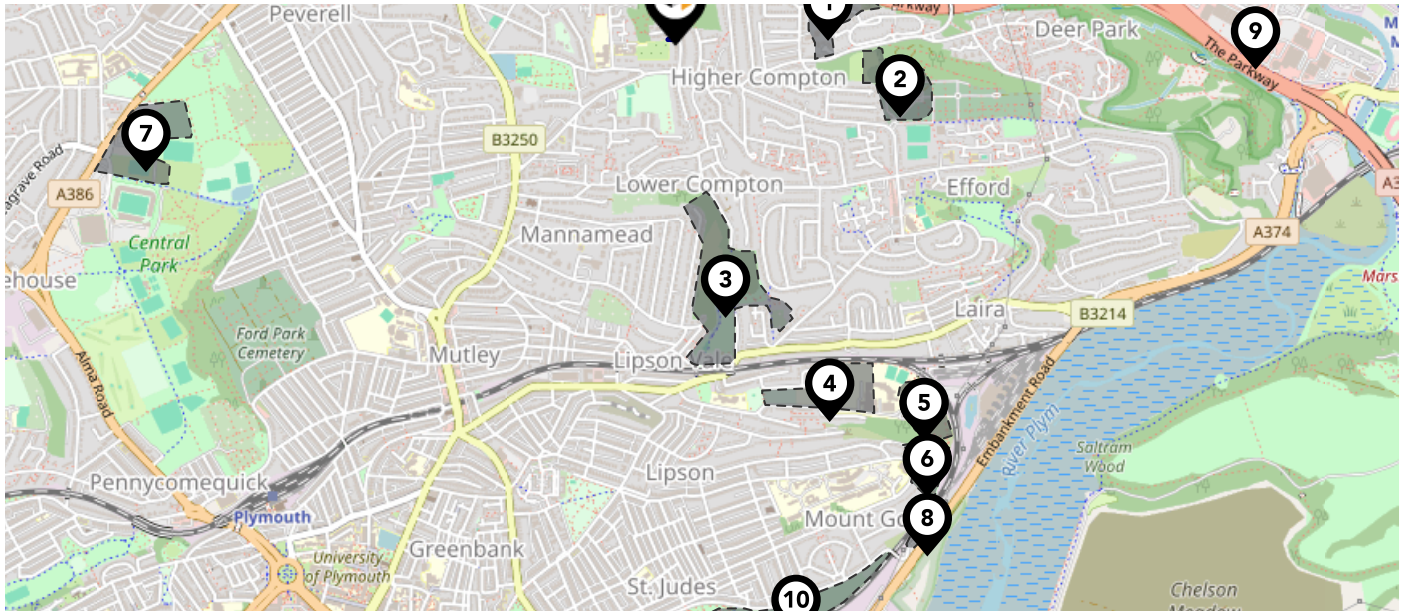
This map displays nearby areas that have been designated as Green Belt...



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

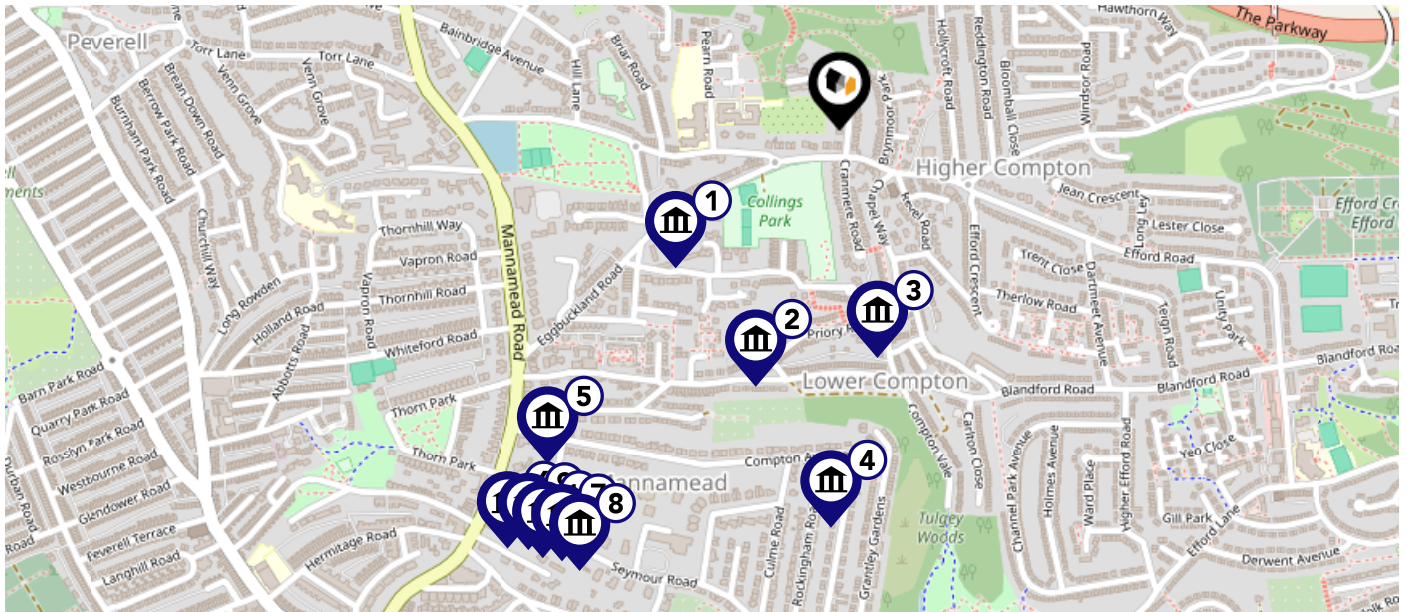
<b>1</b>	Valley View Close-Valley View Close, Plymouth	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Eggbuckland Road Efford Adj Cemetery-Eggbuckland Road, Efford, Plymouth	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Lower Compton-Lipson Vale, Plymouth	Historic Landfill	<input type="checkbox"/>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

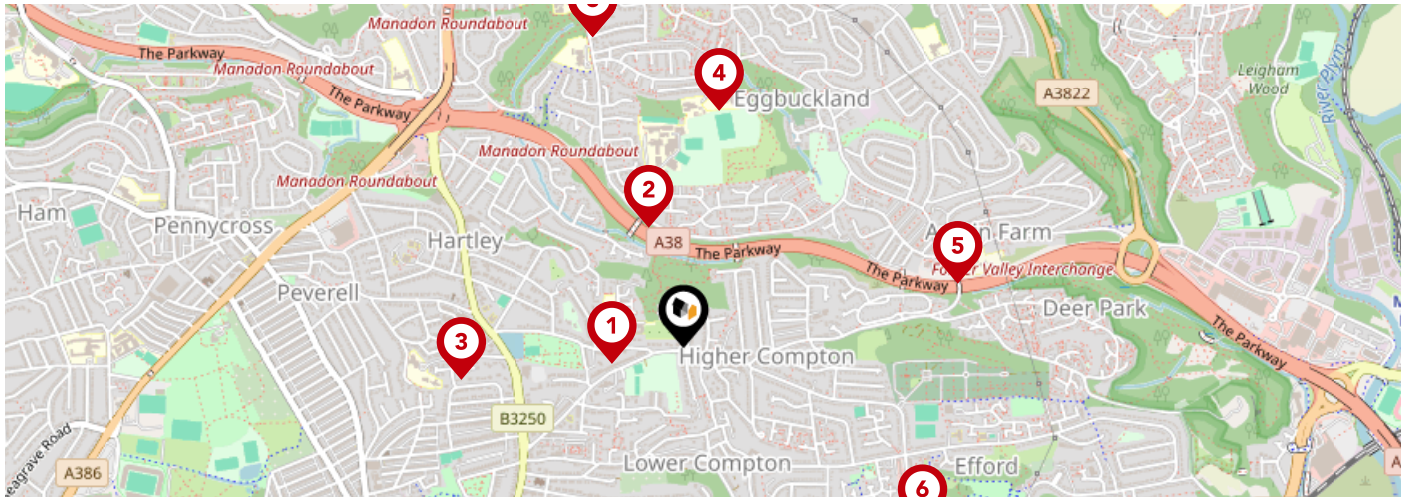


1386389 - Whitchurch

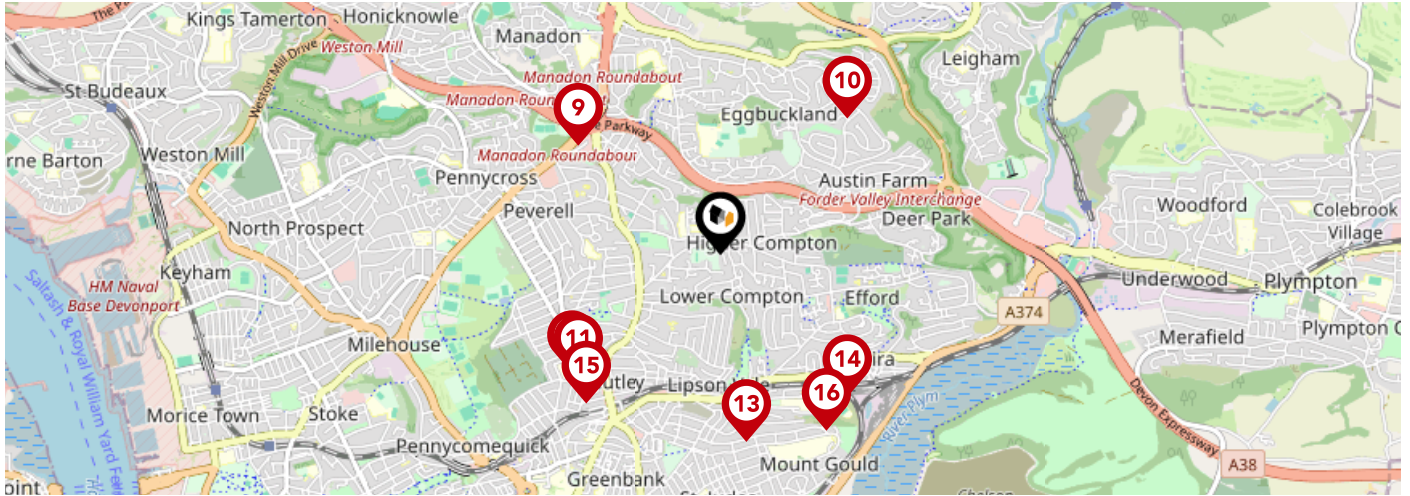
Grade II

0.6 miles





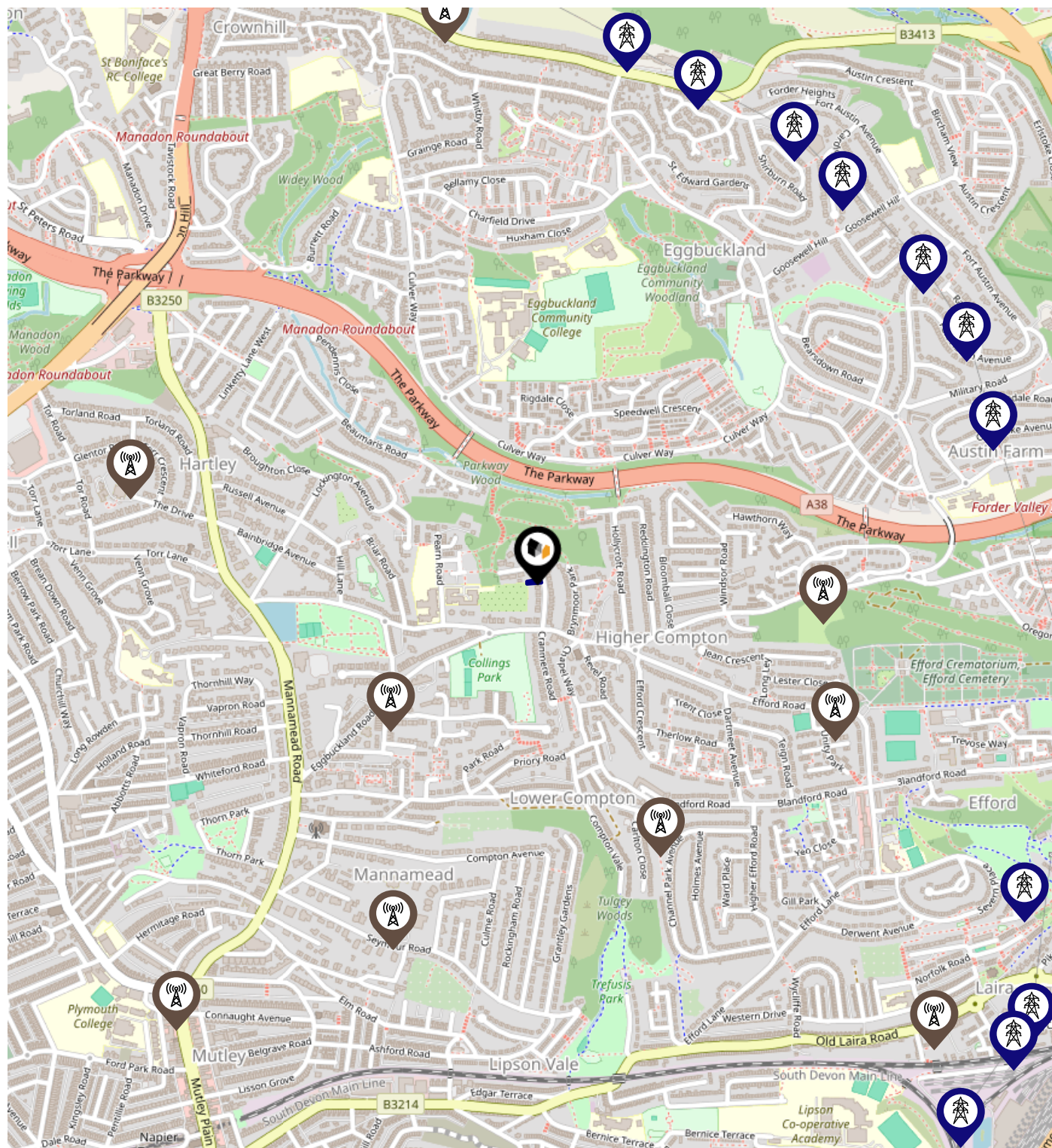
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Compton CofE Primary School</b> Ofsted Rating: Good   Pupils: 431   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Eggbuckland Community College</b> Ofsted Rating: Requires improvement   Pupils: 1040   Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>King's School</b> Ofsted Rating: Not Rated   Pupils: 298   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Eggbuckland Vale Primary School</b> Ofsted Rating: Good   Pupils: 396   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Austin Farm Academy</b> Ofsted Rating: Good   Pupils: 125   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>High View School</b> Ofsted Rating: Outstanding   Pupils: 356   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Widely Court Primary School</b> Ofsted Rating: Good   Pupils: 602   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Courtlands School</b> Ofsted Rating: Good   Pupils: 107   Distance:0.77	<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>Manadon Vale Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>St Edward's CofE Primary School</b> Ofsted Rating: Good   Pupils: 219   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Hyde Park Infants' School</b> Ofsted Rating: Not Rated   Pupils: 243   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Hyde Park Junior School</b> Ofsted Rating: Good   Pupils: 355   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Lipson Vale Primary School</b> Ofsted Rating: Good   Pupils: 405   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Laira Green Primary School</b> Ofsted Rating: Good   Pupils: 230   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Plymouth College</b> Ofsted Rating: Not Rated   Pupils: 513   Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Lipson Co-operative Academy</b> Ofsted Rating: Good   Pupils: 1102   Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Local Area Masts & Pylons



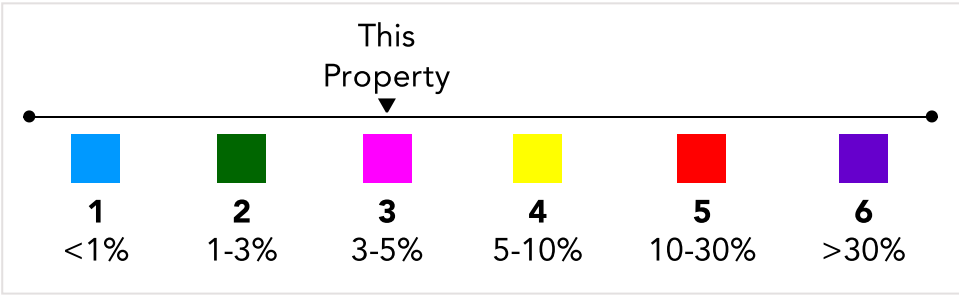
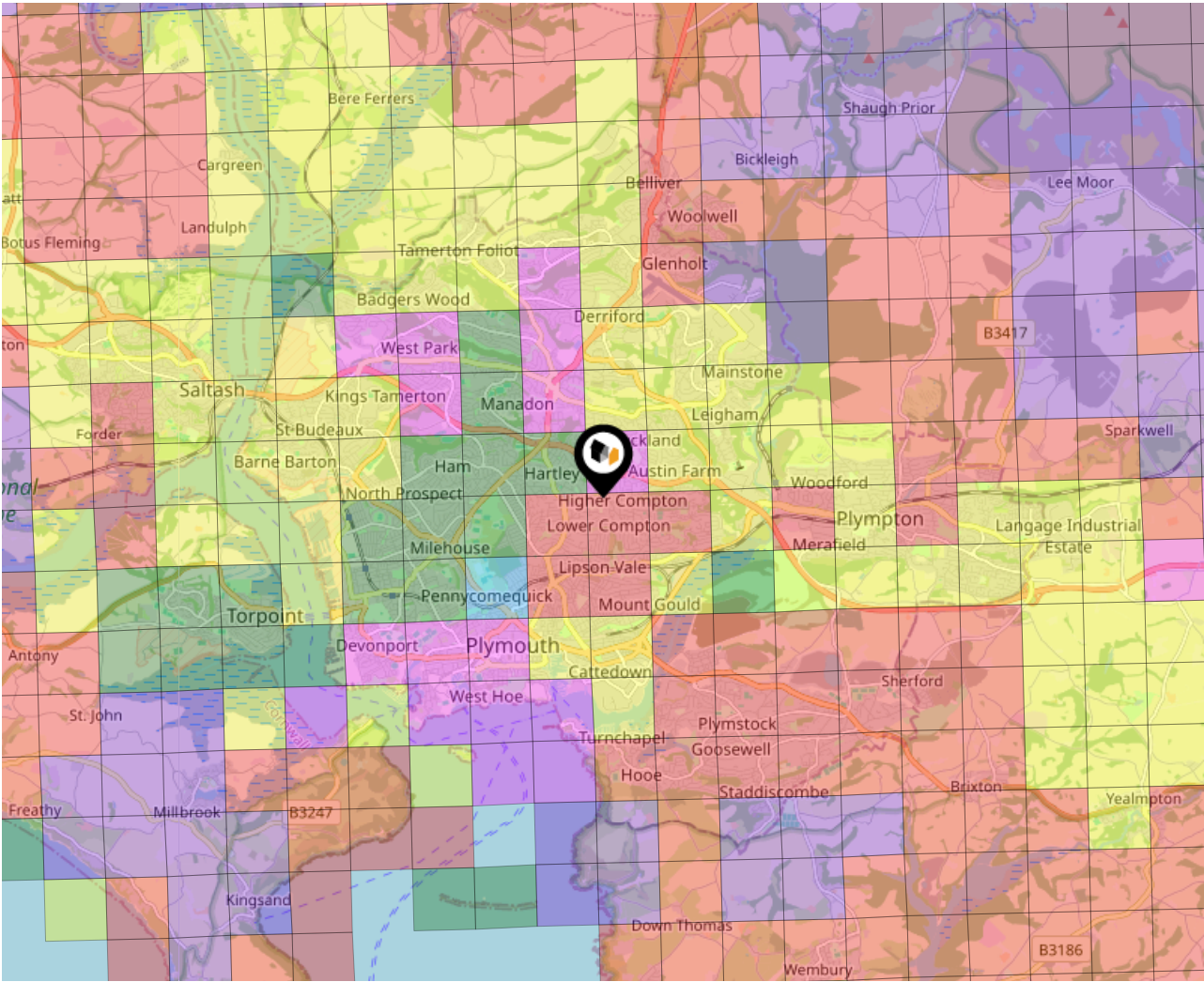
## Key:

-  Power Pylons
-  Communication Masts

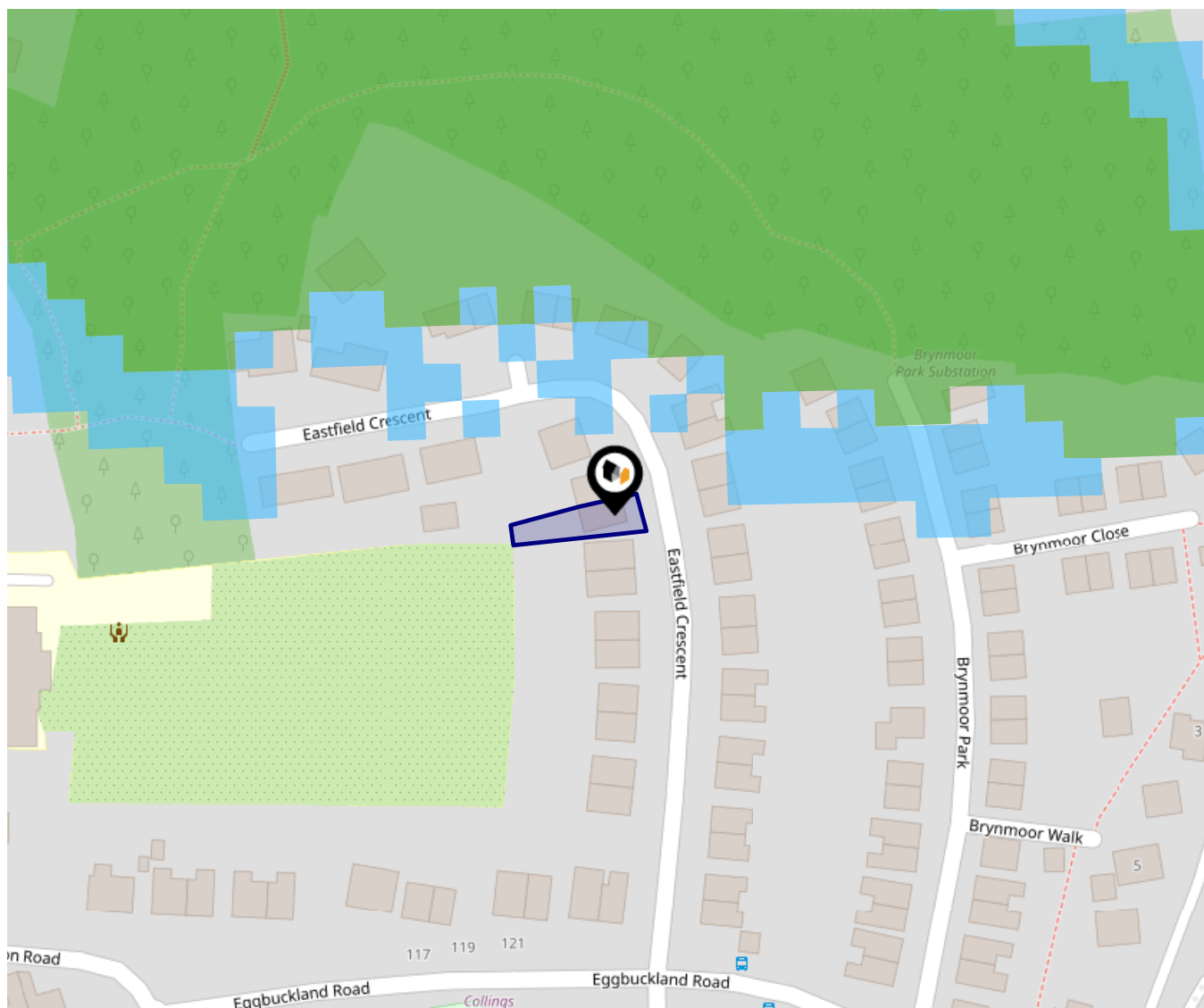


### What is Radon?

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/m<sup>3</sup>).







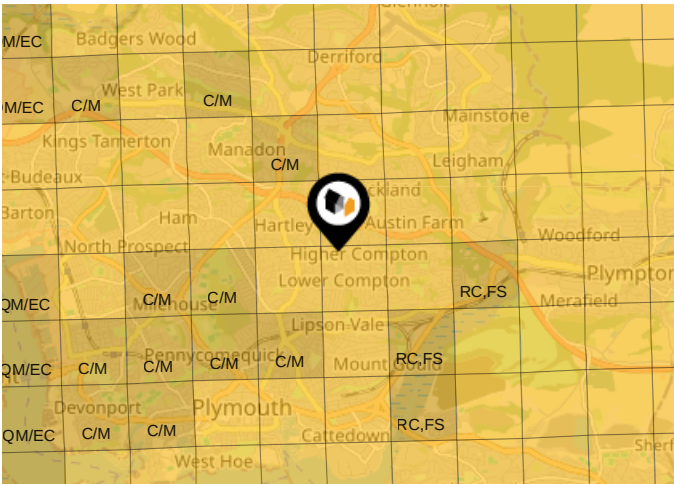
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

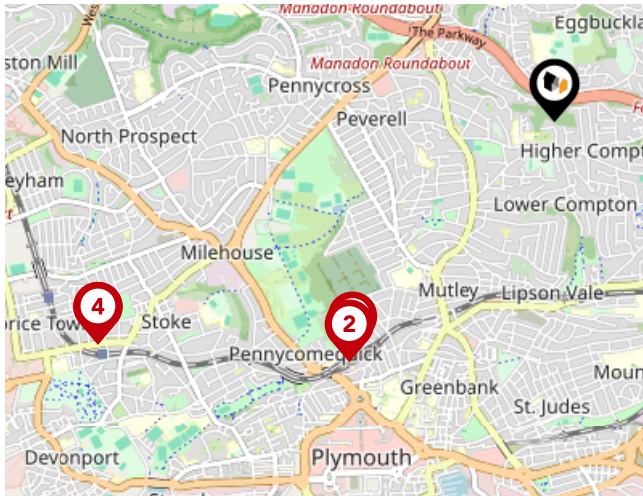
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	LOAM TO SILTY LOAM
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



## Primary Classifications (Most Common Clay Types)

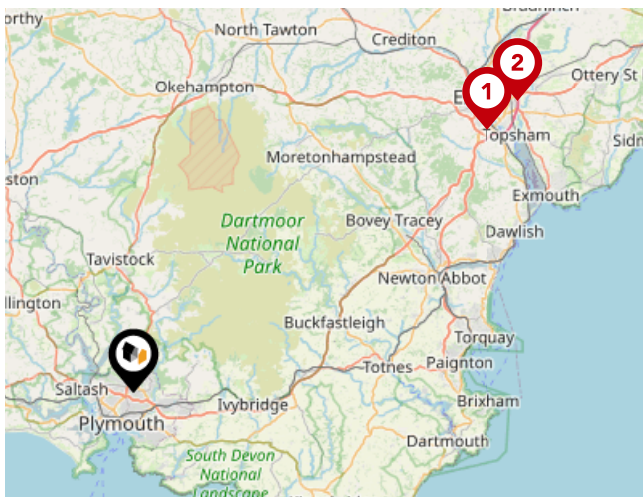
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL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

# Area Transport (National)



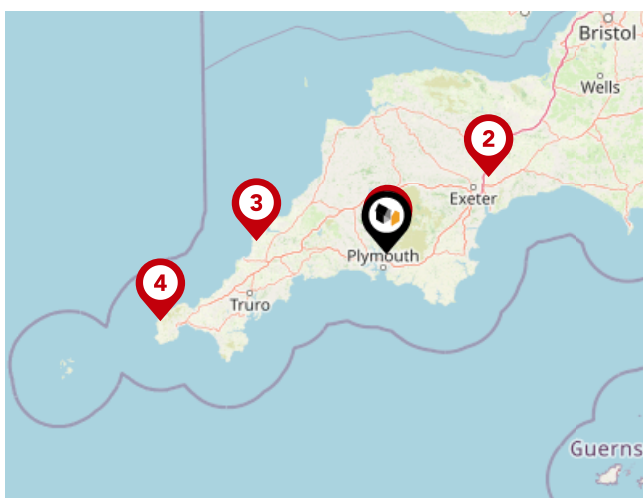
## National Rail Stations

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

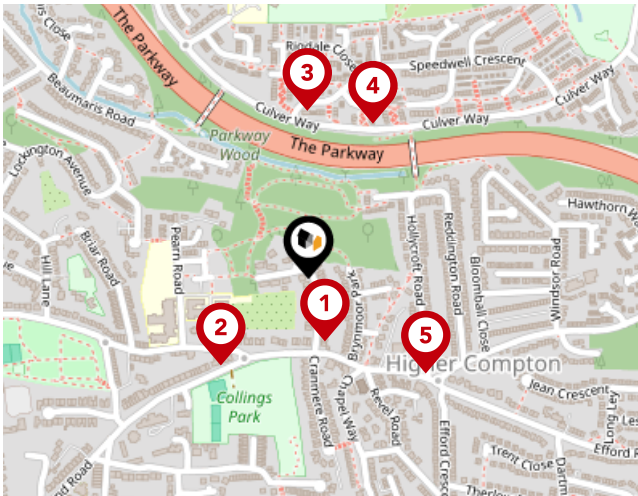
Pin	Name	Distance
1	M5 J31	33.22 miles
2	M5 J30	36.36 miles



## Airports/Helipads

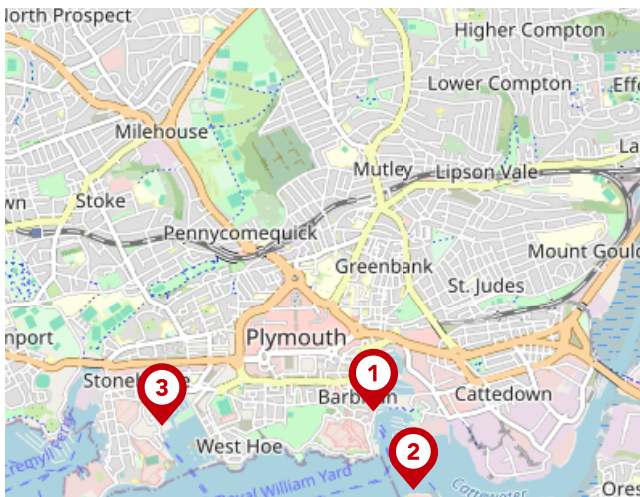
Pin	Name	Distance
1	Glenholt	2.05 miles
2	Exeter Airport	38.79 miles
3	St Mawgan	39.11 miles
4	Joppa	71.28 miles

# 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



## Important - Please Read

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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.

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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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