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SALES

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 16th November 2026



138, ST. LEVAN ROAD, PLYMOUTH, PL2 3AF

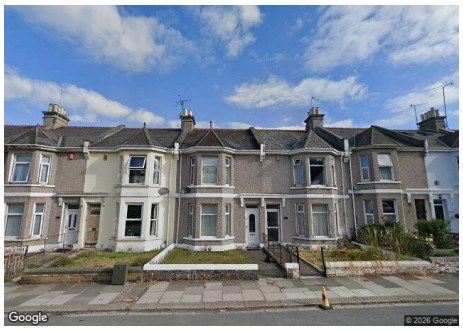
Lang Town & Country

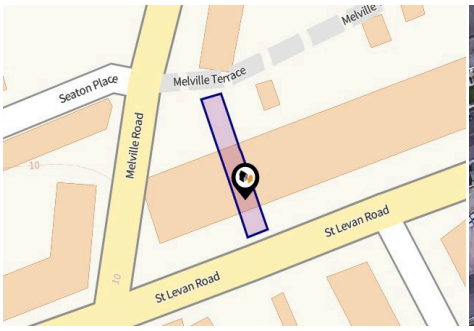
6 Mannamead Road, Plymouth, PL4 7AA
01752 456000
carrie@langtownandcountry.com
www.langtownandcountry.com

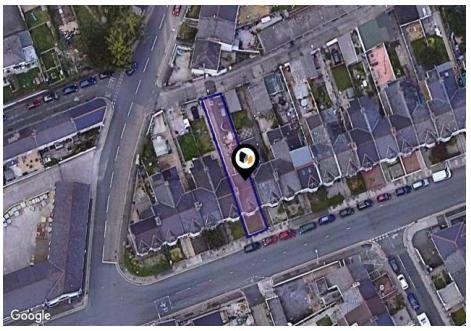
arla | propertymark PROTECTED
naea | propertymark PROTECTED
The Property Ombudsman

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Property
Overview







Property

Type:	Terraced	**Last Sold Date:**	15/03/2024
Bedrooms:	3	**Last Sold Price:**	£200,000
Floor Area:	1,356 ft^2 / 126 m^2	**Last Sold £/ft^2:**	£147
Plot Area:	0.05 acres	**Tenure:**	Freehold
Year Built :	1900-1929	**Latest FENSA Work:**	19/09/2003 - 3 windows, 1 door 14/02/2003 - 8 windows, 1 door
Council Tax :	Band B		
Annual Estimate:	£1,899		
Title Number:	DN140636		
UPRN:	100040488975		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	City of plymouth
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	High

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1800 mb/s

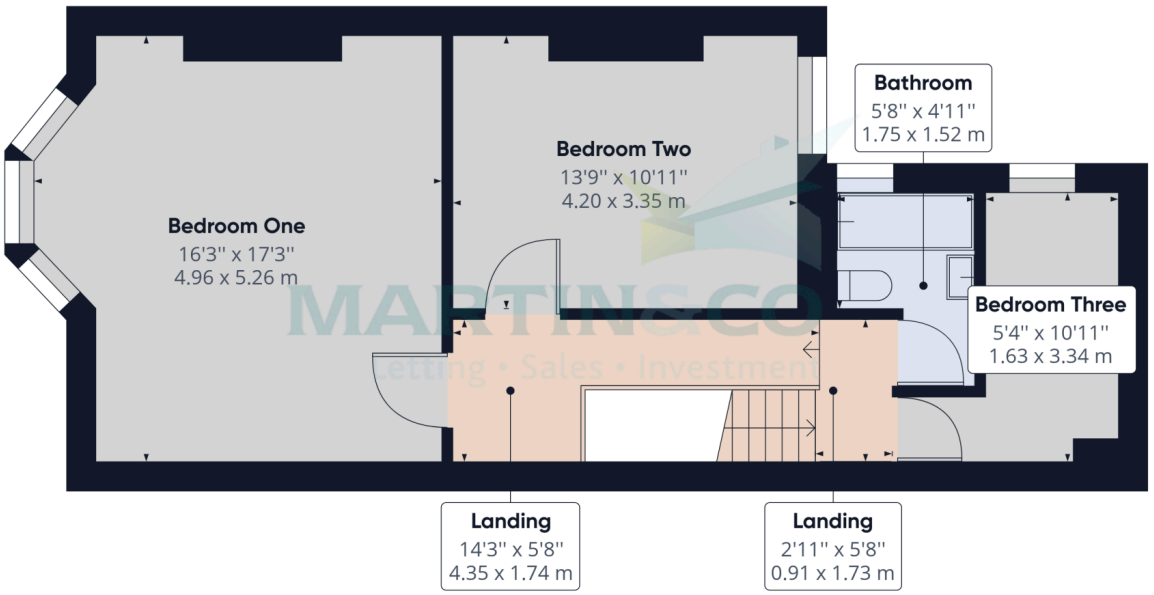
Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Gallery
Floorplan

138, ST. LEVAN ROAD, PLYMOUTH, PL2 3AF



Floor 1

Approximate total area(1)

561.32 ft²

52.15 m²

(1) Excluding balconies and terraces

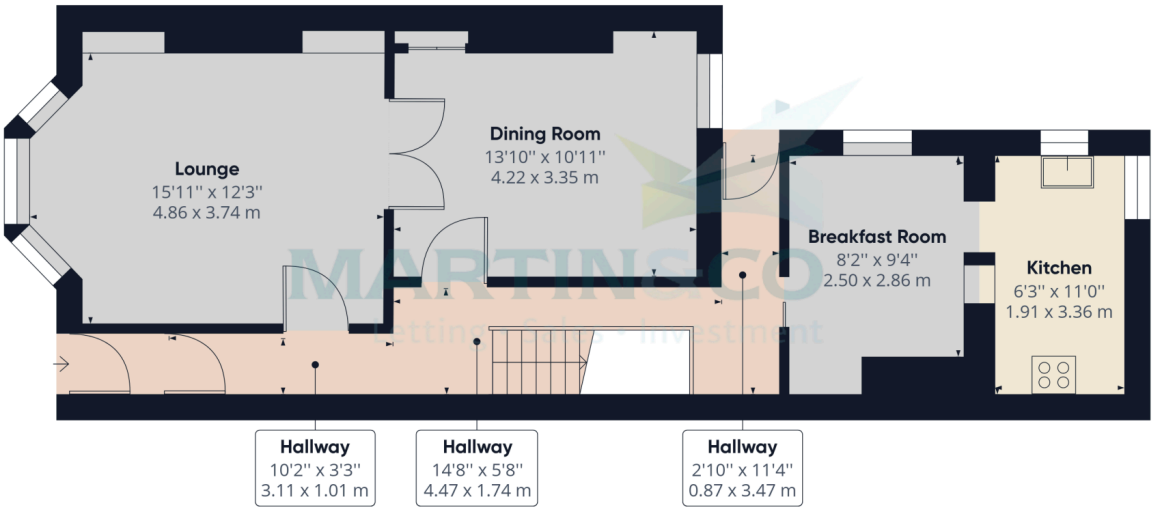
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Gallery
Floorplan

138, ST. LEVAN ROAD, PLYMOUTH, PL2 3AF



Ground Floor

Approximate total area(1)

664.51 ft²

61.73 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

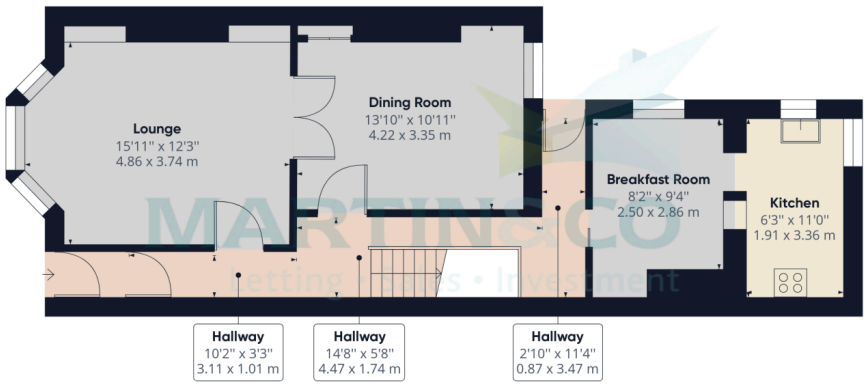
GIRAFFE360

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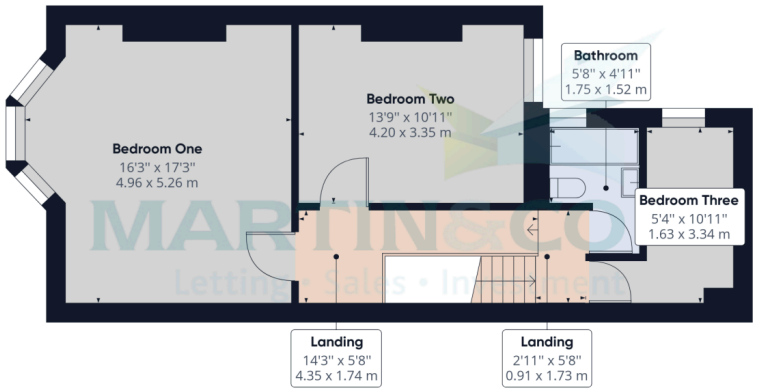
Gallery
Floorplan

LANG TOWN & COUNTRY SALES

138, ST. LEVAN ROAD, PLYMOUTH, PL2 3AF



Ground Floor



Floor 1

MARTIN&CO Letting • Sales • Investment

Approximate total area(1)

1225.83 ft²

113.88 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

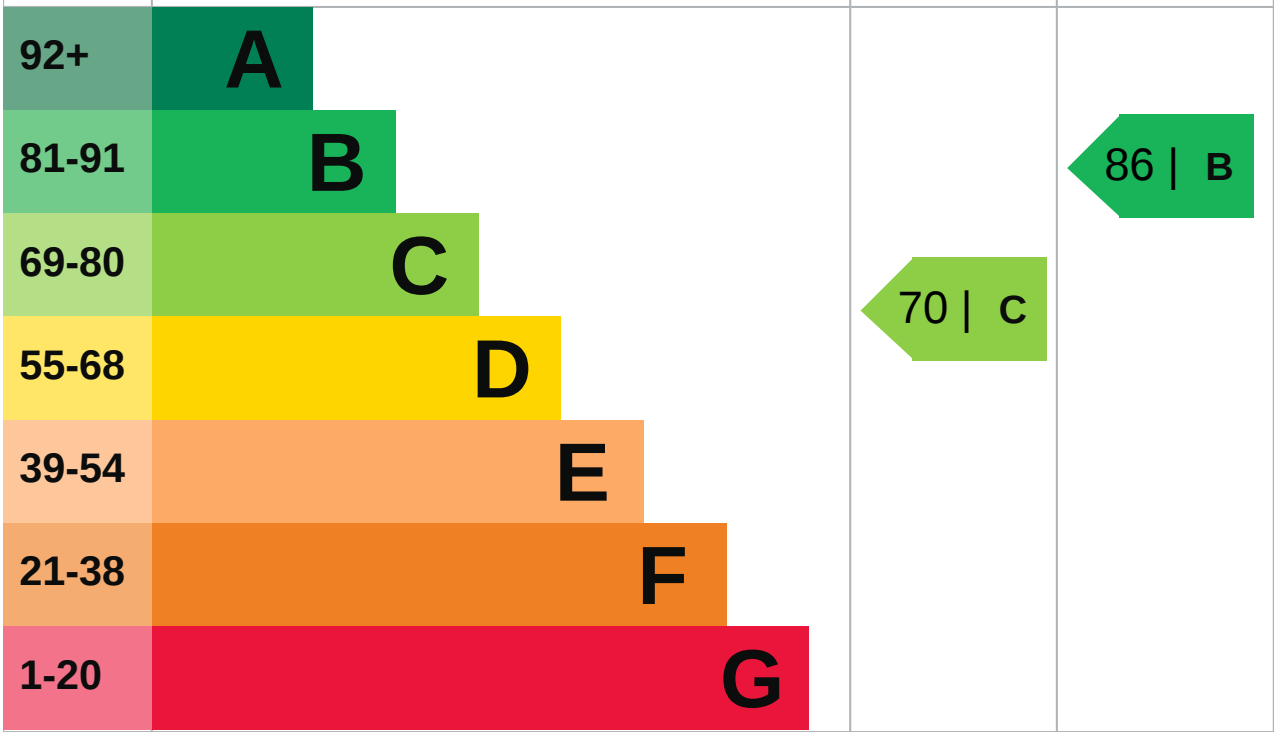
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138 St. Levan Road, PL2 3AF

Energy rating

C

Valid until 11.10.2033	Certificate number 1190-7120-0222-3397-3073



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Property

EPC - Additional Data

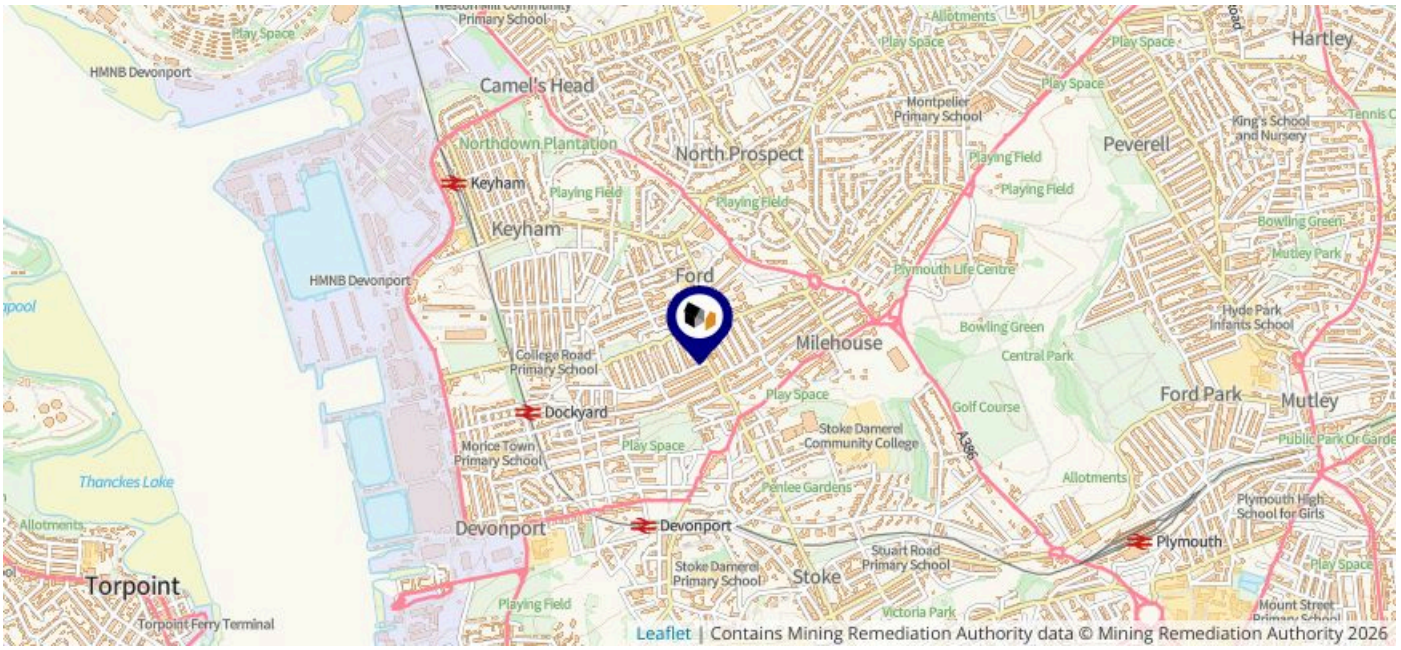
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 75 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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	126 m^2

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

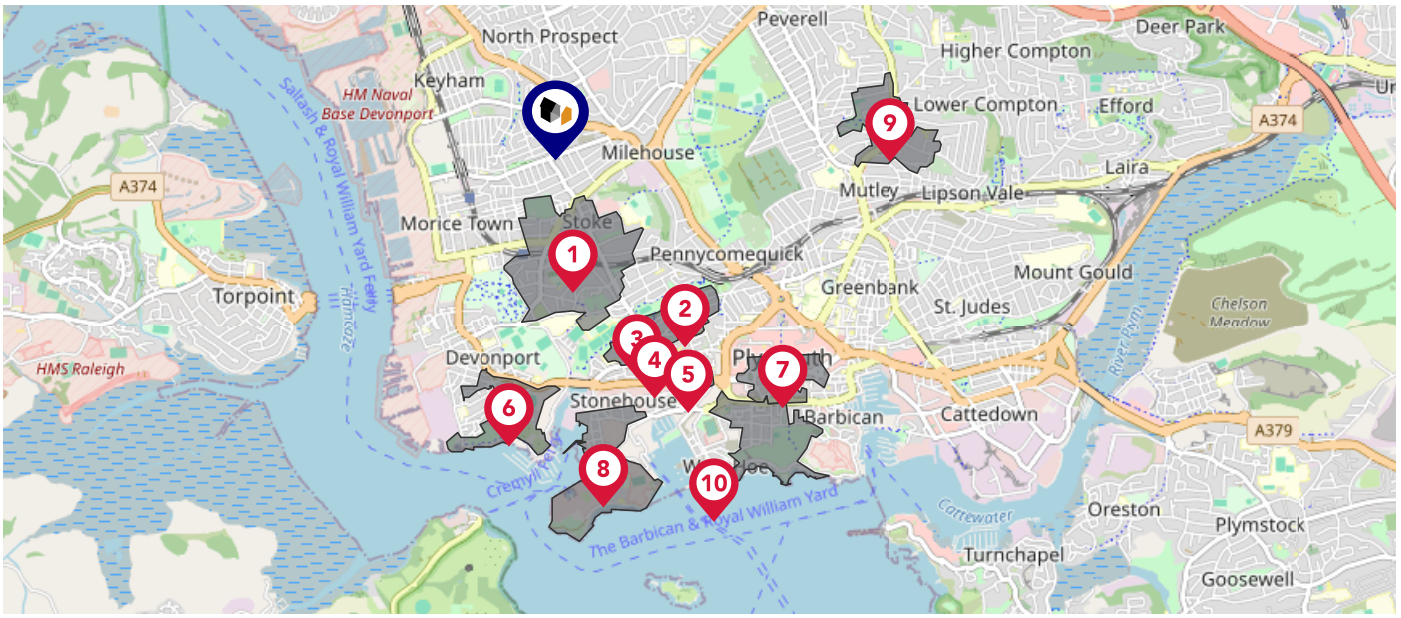
- Adit
- Gutter Pit
- Shaft

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.

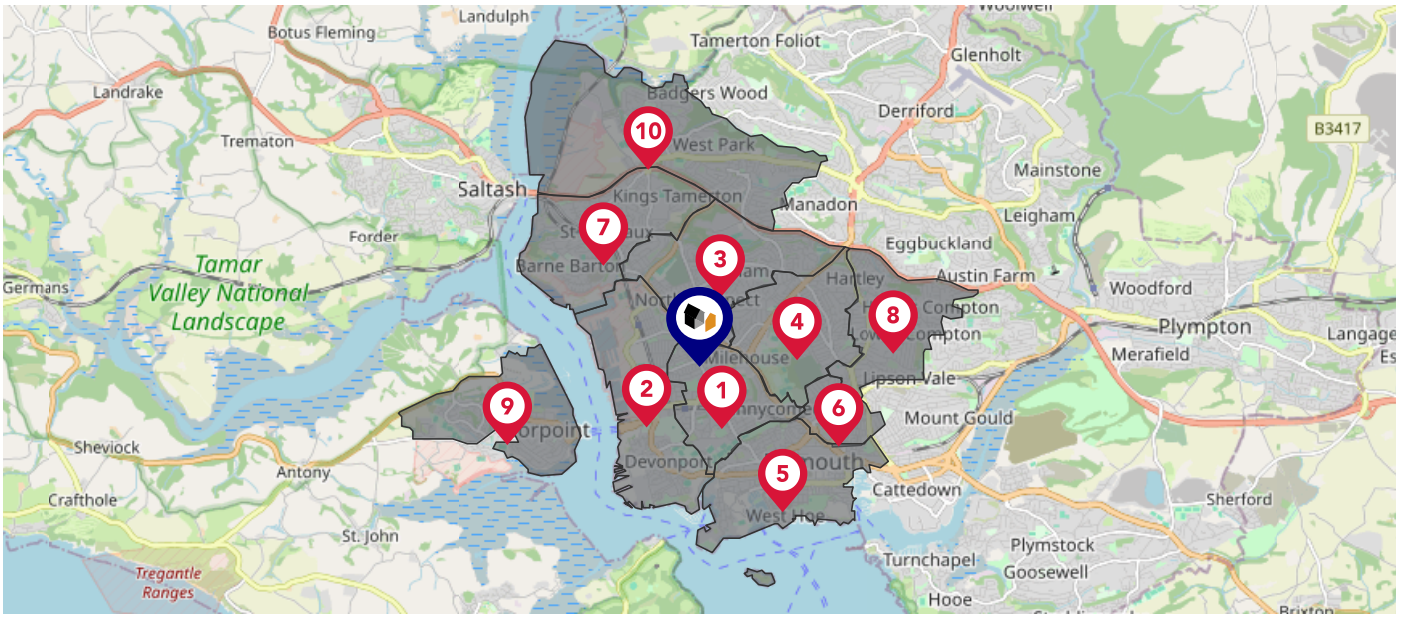


Nearby Conservation Areas	
1	Stoke
2	North Stonehouse
3	Millfields
4	Adelaide Street
5	Union Street
6	Devonport
7	City Centre
8	Stonehouse Peninsula
9	Mannamead
10	The Hoe

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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



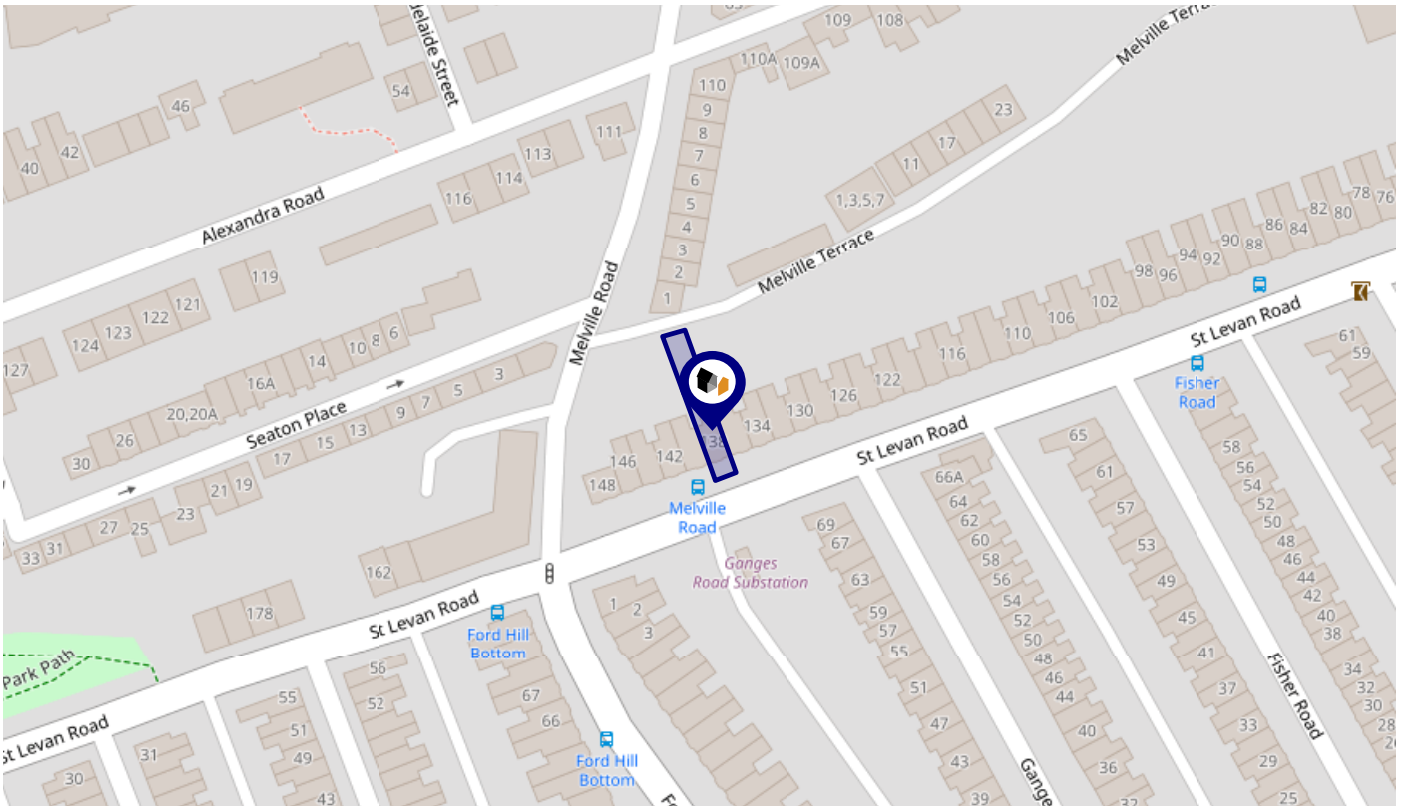
Nearby Council Wards

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

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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.

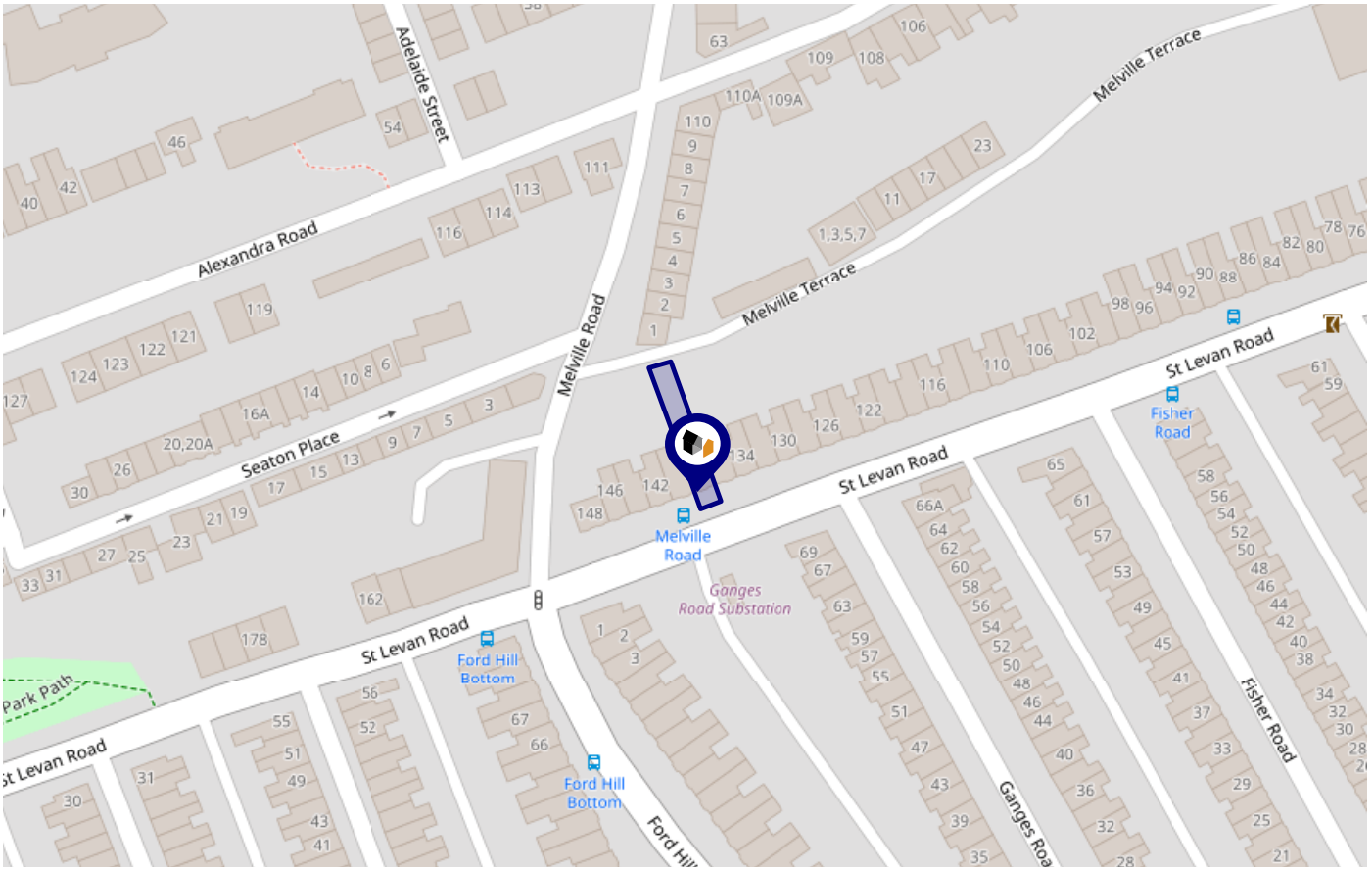
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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	

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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.

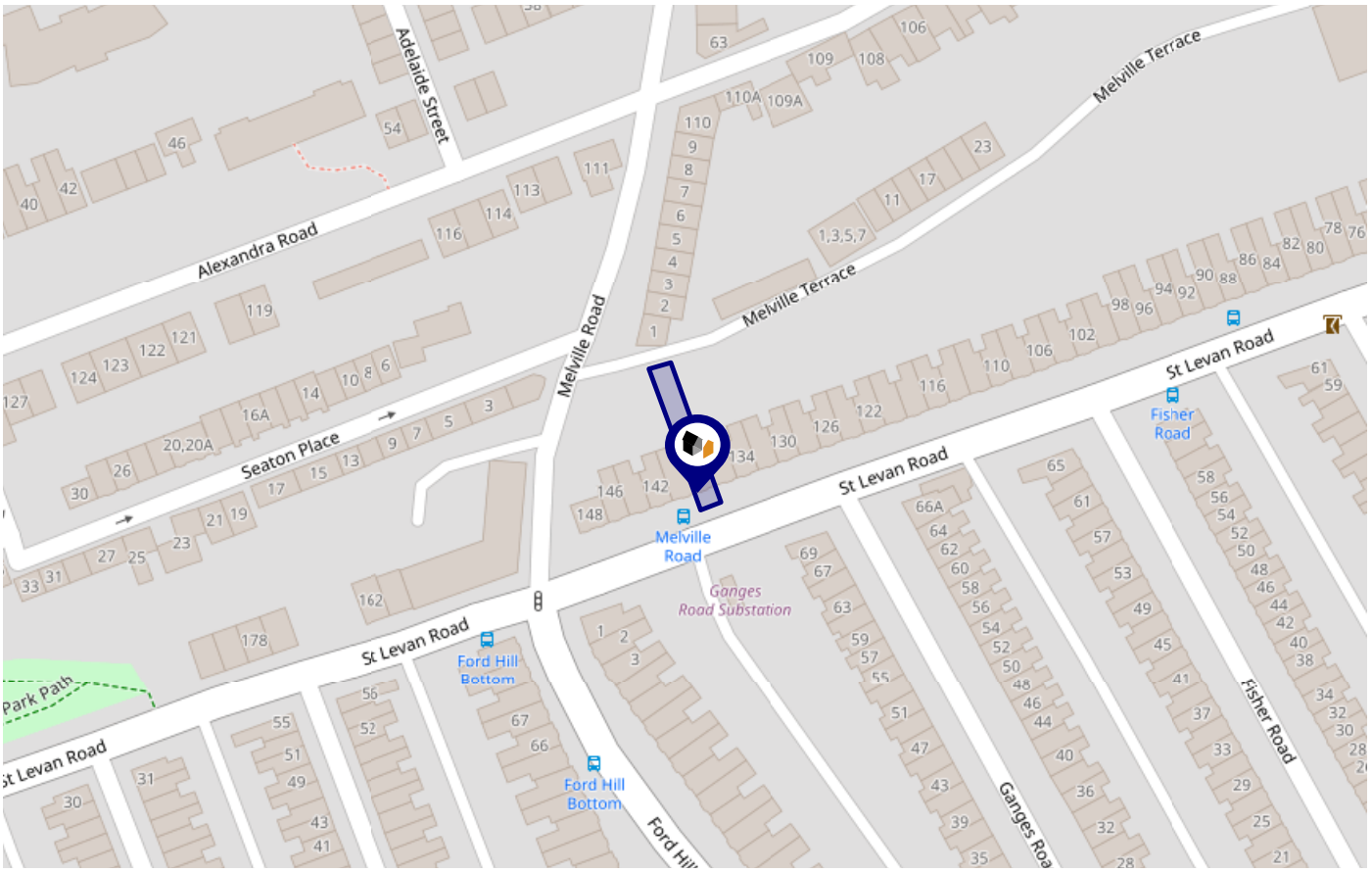
Chance of flooding to the following depths at this property:



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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.

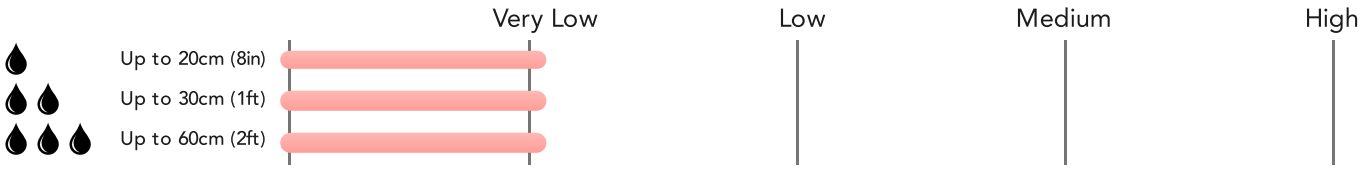


Risk Rating: Very low

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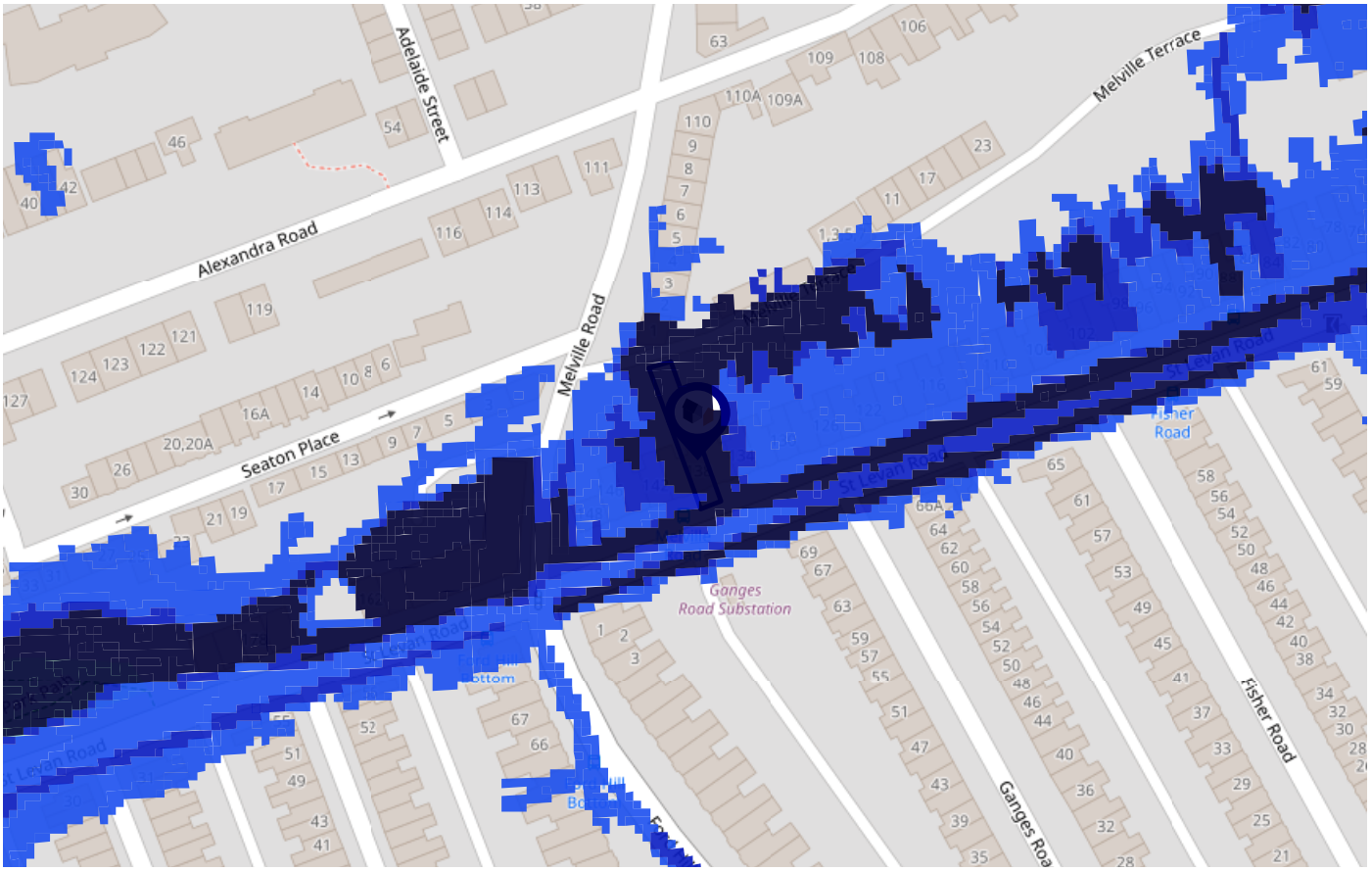
Chance of flooding to the following depths at this property:



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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: High

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.

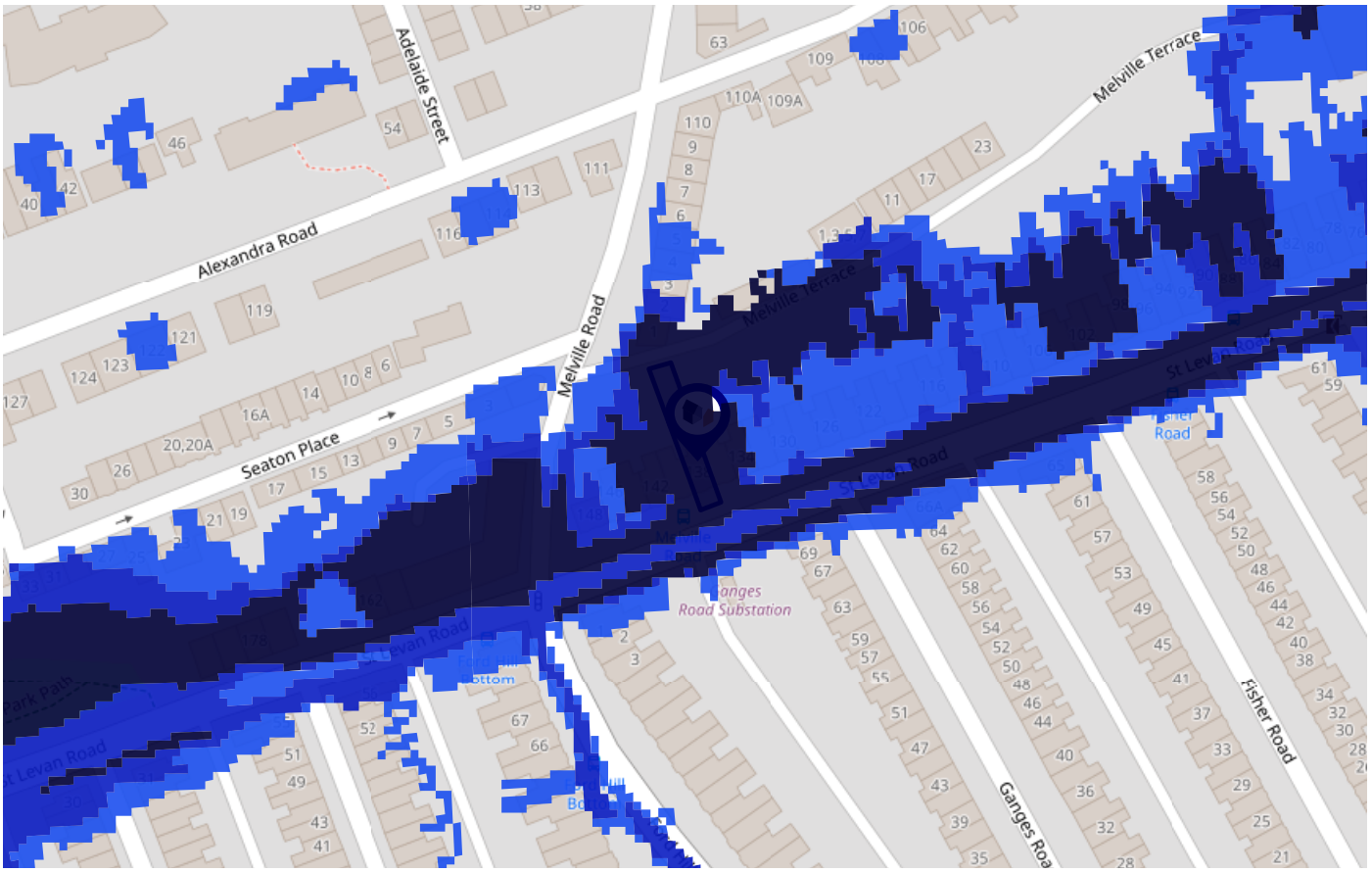
Chance of flooding to the following depths at this property:



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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: High

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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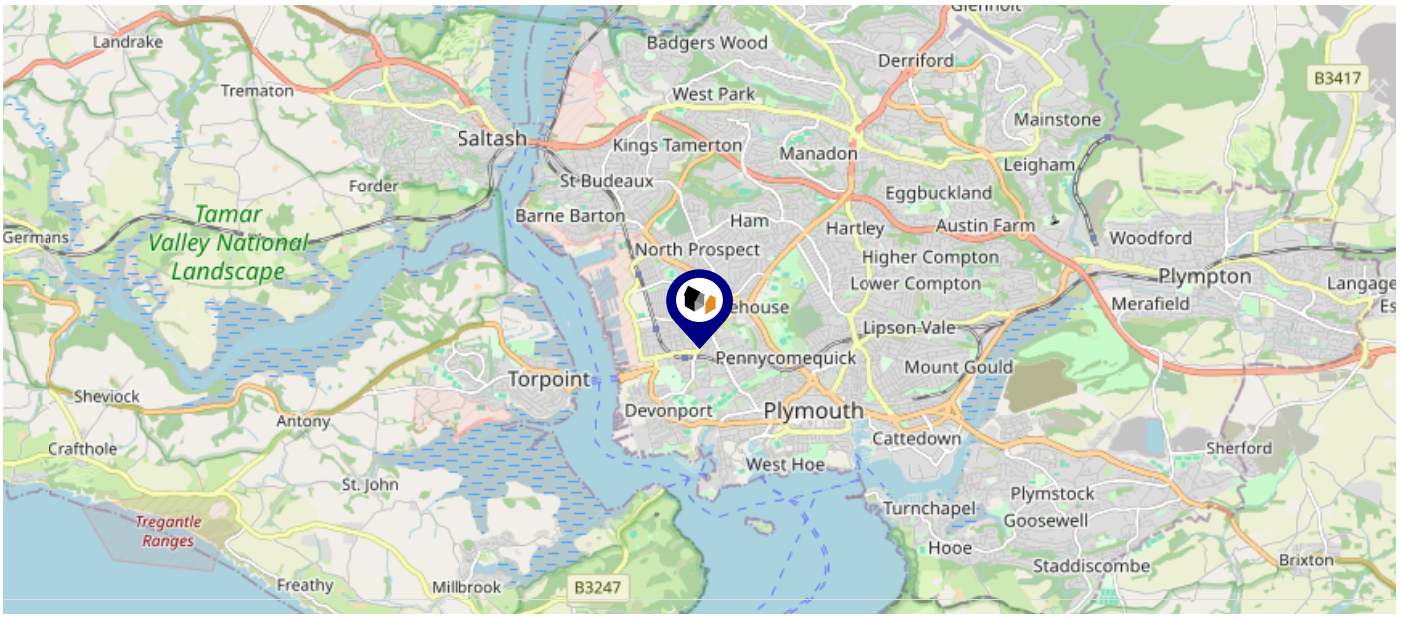
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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



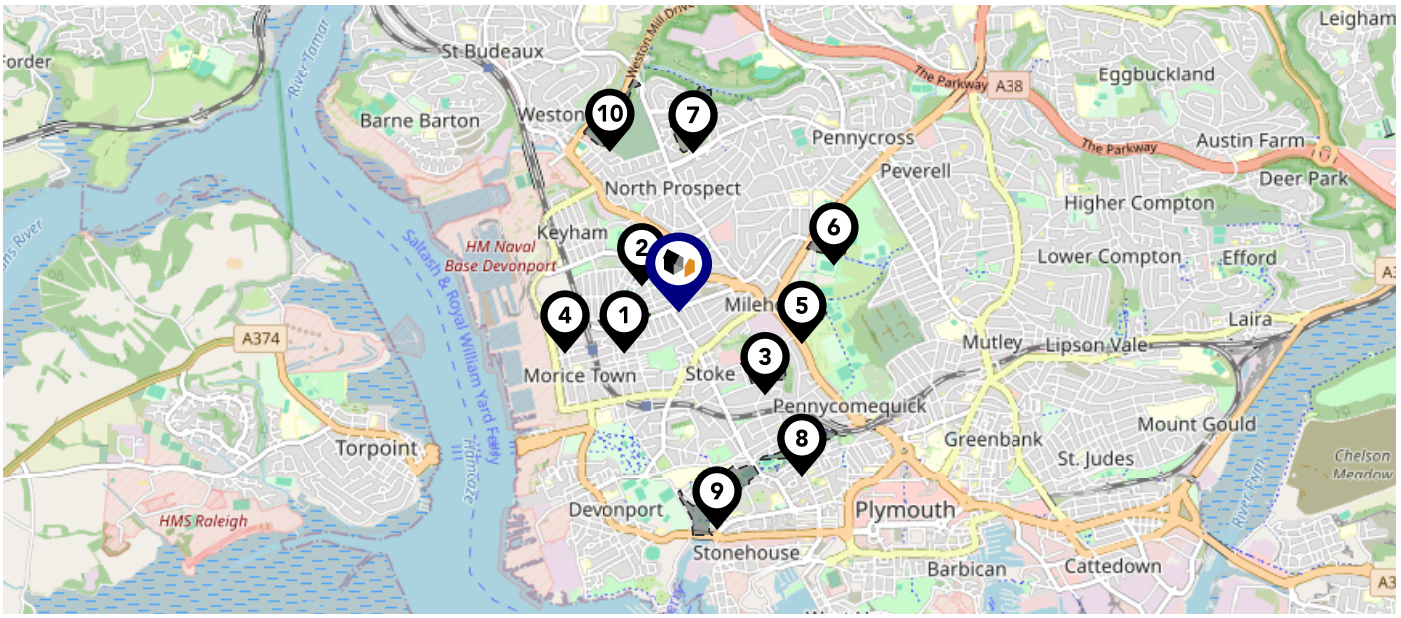
Nearby Green Belt Land

No data available.

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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.



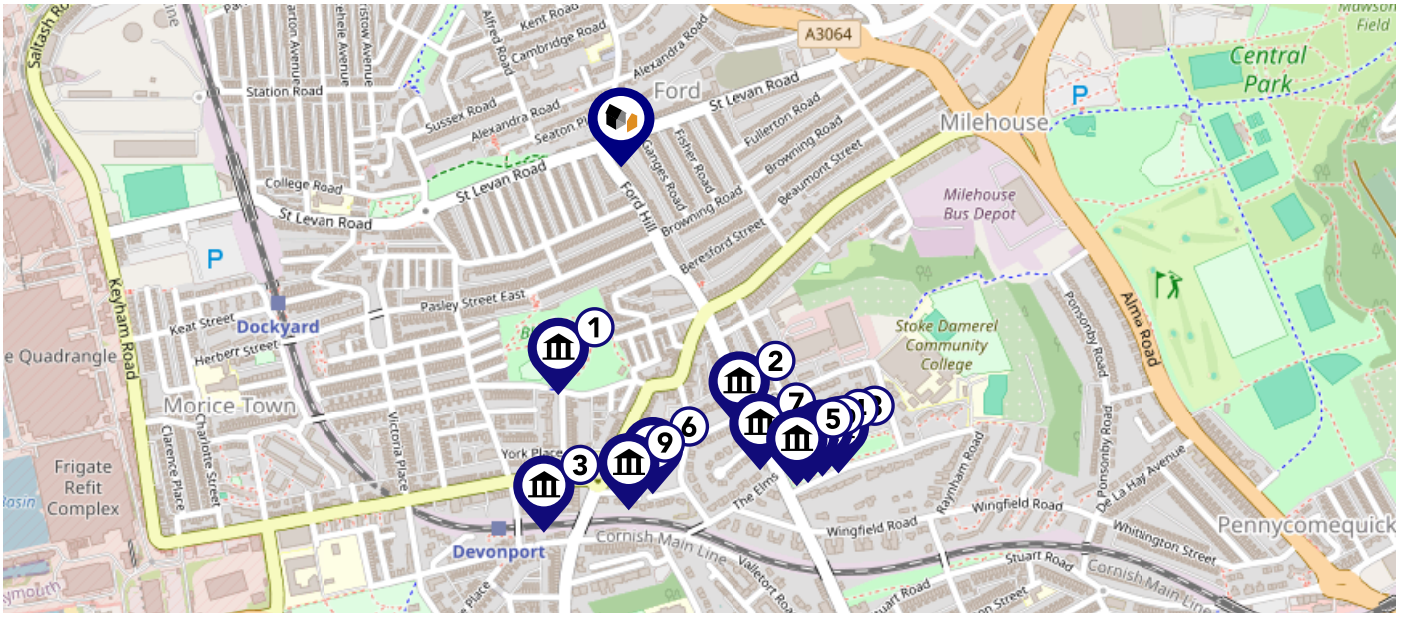
Nearby Landfill Sites

1	Recreation Ground St Levan Ground And Alexandra Road-Recreation Ground, St Levan Road, Plymouth	Historic Landfill
2	Disused Railway Cutting-North Down, Devonport, Plymouth	Historic Landfill
3	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill
4	St Levan Road Recreation Ground-St Levan Road Recreation Ground,Devonport, Plymouth	Historic Landfill
5	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill
6	Peverell Cricket Ground-Peverell Cricket Ground, Plymouth	Historic Landfill
7	Ham-Ham, Plymouth	Historic Landfill
8	Victoria Park-Victoria Park, Plymouth	Historic Landfill
9	Stonehouse Lake-Plymouth, Devon	Historic Landfill
10	Weston Mill Playing Field-Weston Mill Playing Field, Plymouth	Historic Landfill

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Maps
Listed Buildings

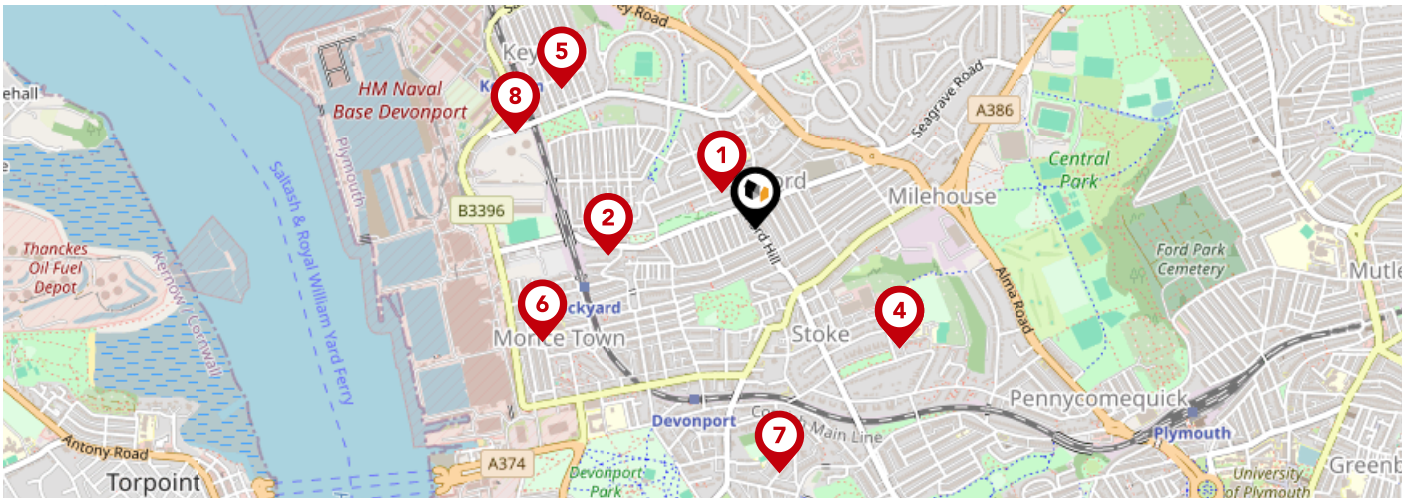
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
1	1386227 - Mount Pleasant Blockhouse	Grade II	0.3 miles
2	1386252 - 112-134, Molesworth Road	Grade II	0.3 miles
3	1129981 - Number 1 And 3 And Attached Forecourt Railings	Grade II	0.4 miles
4	1386320 - 6 And 7, Penlee Gardens	Grade II	0.4 miles
5	1386318 - 3, Penlee Gardens	Grade II	0.4 miles
6	1130060 - Belmont House (youth Hostel) Belmont Place	Grade II	0.4 miles
7	1386250 - 102 And 104, Molesworth Road	Grade II	0.4 miles
8	1386322 - 8 And 9, Penlee Gardens	Grade II	0.4 miles
9	1319608 - Gate Piers South West Of Belmont House	Grade II	0.4 miles
10	1386319 - 4 And 5, Penlee Gardens	Grade II	0.4 miles

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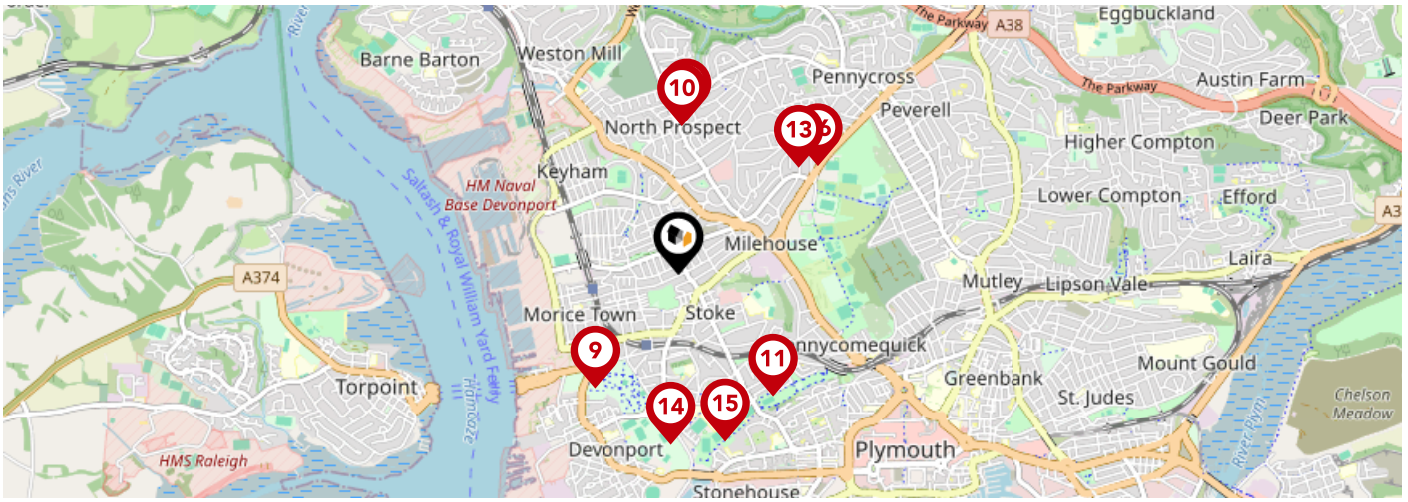
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Ford Primary School Ofsted Rating: Requires improvement | Pupils: 214 | Distance:0.12	☐	☑	☐	☐	☐
2 College Road Primary School Ofsted Rating: Good | Pupils: 204 | Distance:0.35	☐	☑	☐	☐	☐
3 Scott Medical and Healthcare College Ofsted Rating: Good | Pupils: 233 | Distance:0.44	☐	☐	☑	☐	☐
4 Stoke Damerel Community College Ofsted Rating: Good | Pupils: 1301 | Distance:0.44	☐	☐	☑	☐	☐
5 Keyham Barton Catholic Primary School Ofsted Rating: Good | Pupils: 146 | Distance:0.57	☐	☑	☐	☐	☐
6 Morice Town Primary Academy Ofsted Rating: Good | Pupils: 185 | Distance:0.57	☐	☑	☐	☐	☐
7 Stoke Damerel Primary Academy Ofsted Rating: Good | Pupils: 400 | Distance:0.58	☐	☑	☐	☐	☐
8 Drake Primary Academy Ofsted Rating: Good | Pupils: 173 | Distance:0.61	☐	☑	☐	☐	☐

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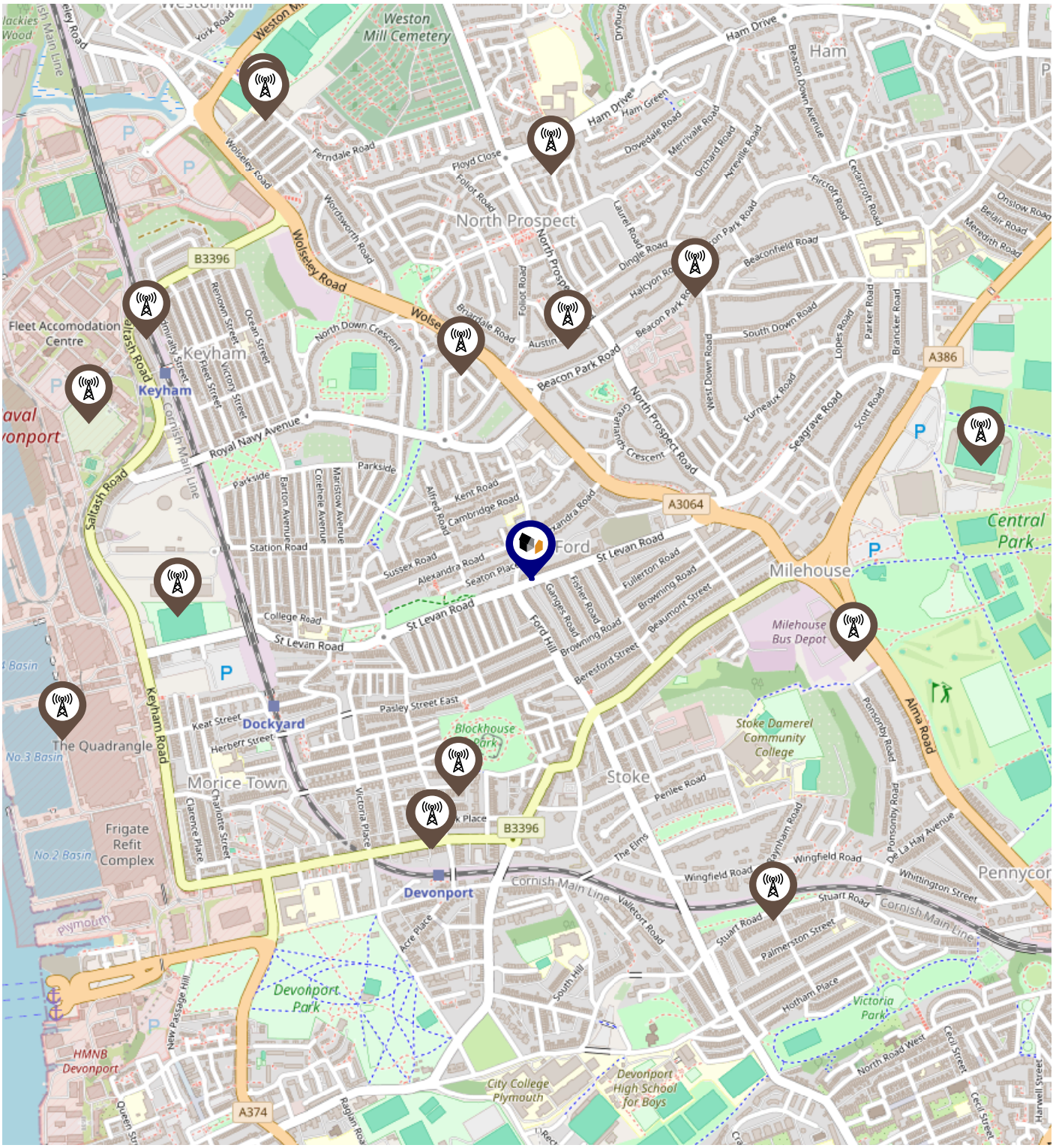
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 UTC Plymouth Ofsted Rating: Good | Pupils: 551 | Distance:0.66	☐	☐	☑	☐	☐
10 Mayflower Academy Ofsted Rating: Outstanding | Pupils: 458 | Distance:0.71	☐	☑	☐	☐	☐
11 Stuart Road Primary Academy Ofsted Rating: Good | Pupils: 189 | Distance:0.73	☐	☑	☐	☐	☐
12 Ham Drive Nursery School and Day Care Ofsted Rating: Good | Pupils: 78 | Distance:0.73	☑	☐	☐	☐	☐
13 Montpelier Primary School Ofsted Rating: Good | Pupils: 652 | Distance:0.76	☐	☑	☐	☐	☐
14 City College Plymouth Ofsted Rating: Good | Pupils:0 | Distance:0.8	☐	☐	☑	☐	☐
15 Devonport High School for Boys Ofsted Rating: Good | Pupils: 1231 | Distance:0.82	☐	☐	☑	☐	☐
16 Devonport High School for Girls Ofsted Rating: Good | Pupils: 860 | Distance:0.84	☐	☐	☑	☐	☐

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Local Area
Masts & Pylons



Key:

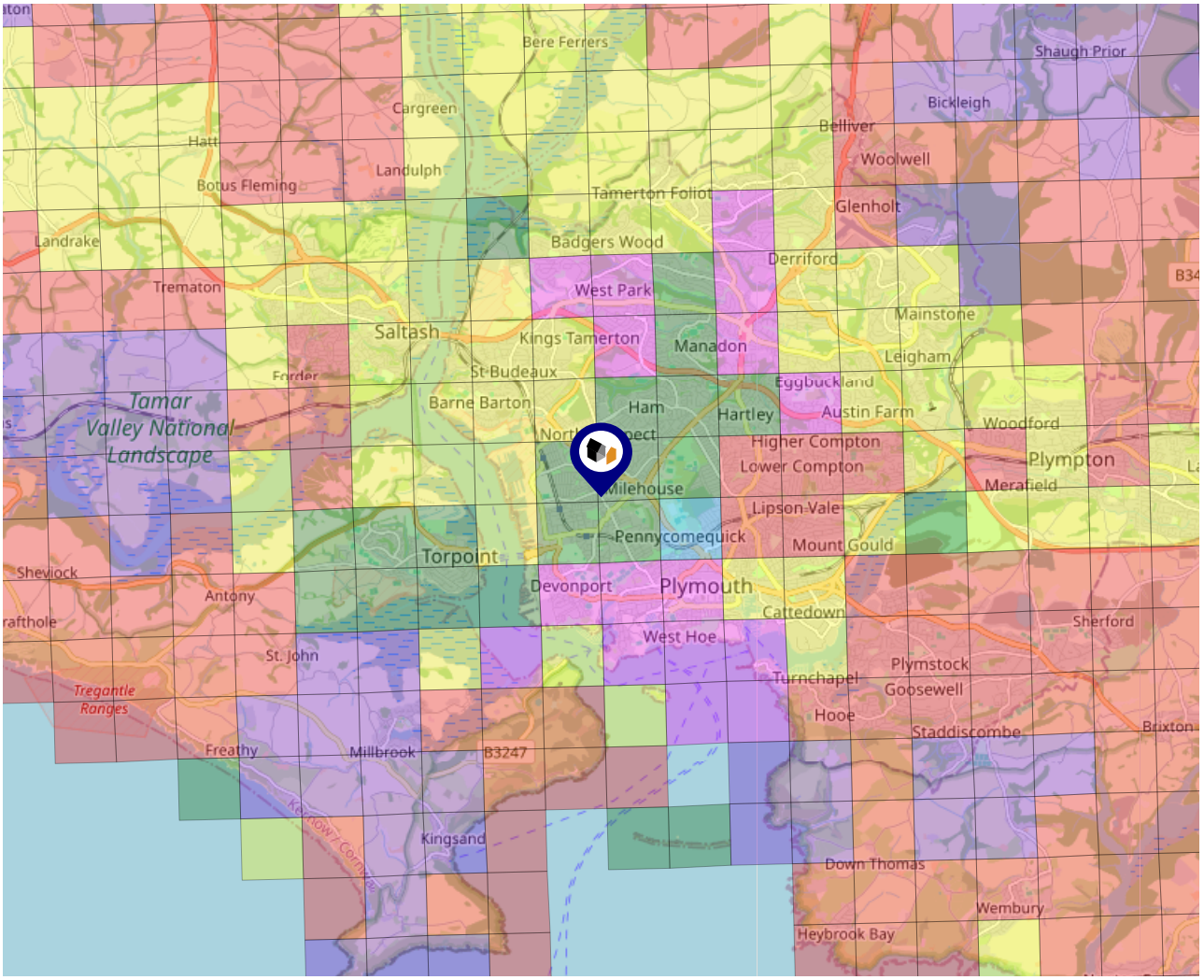
- Power Pylons
- Communication Masts

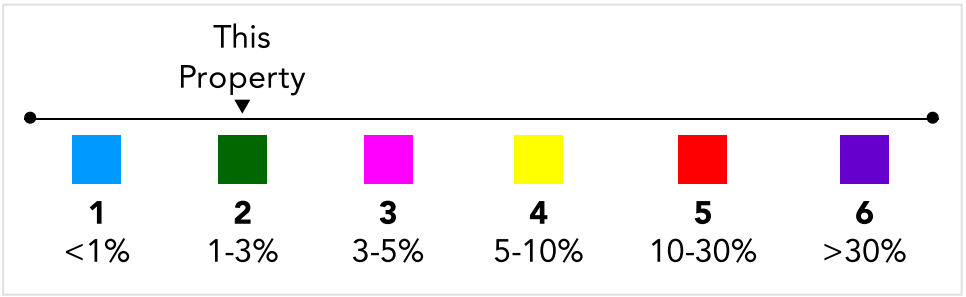
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Environment
Radon Gas

What is Radon?

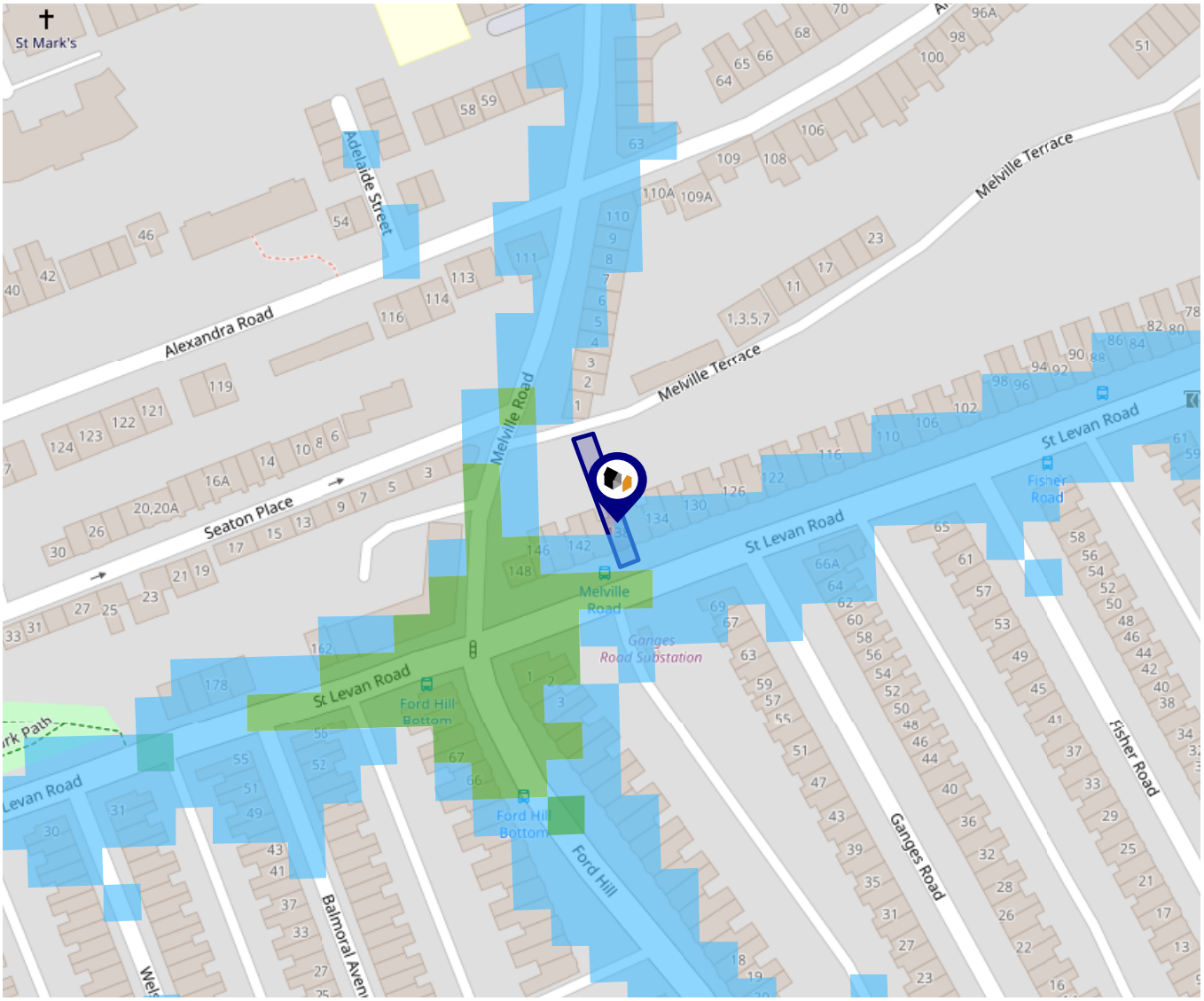
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





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Local Area
Road Noise



The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

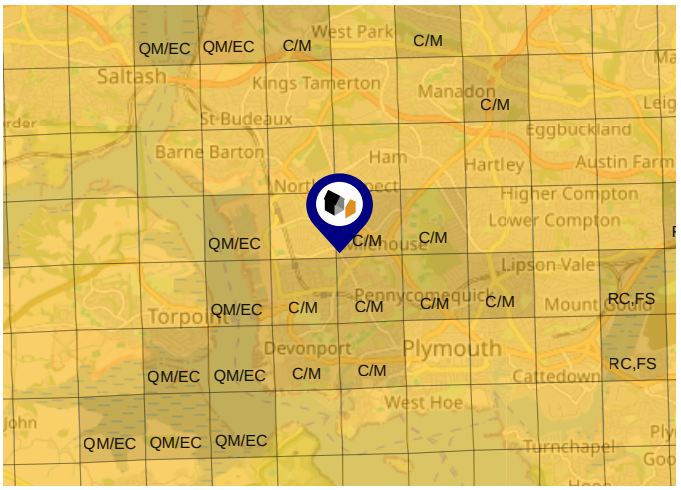
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	**Soil Depth:**	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY)		

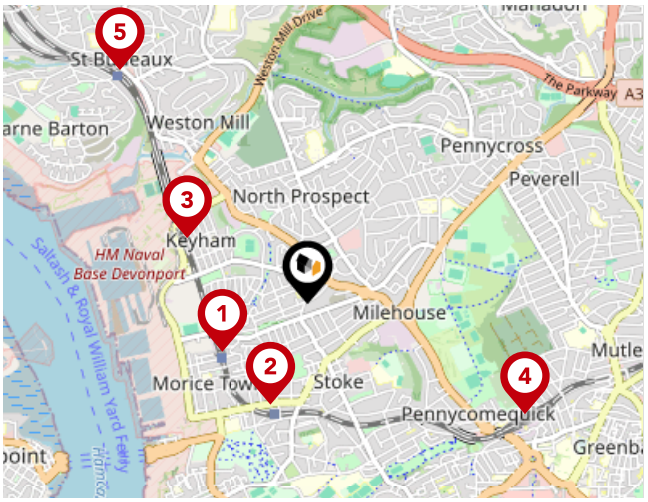


Primary Classifications (Most Common Clay Types)

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

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Area
Transport (National)

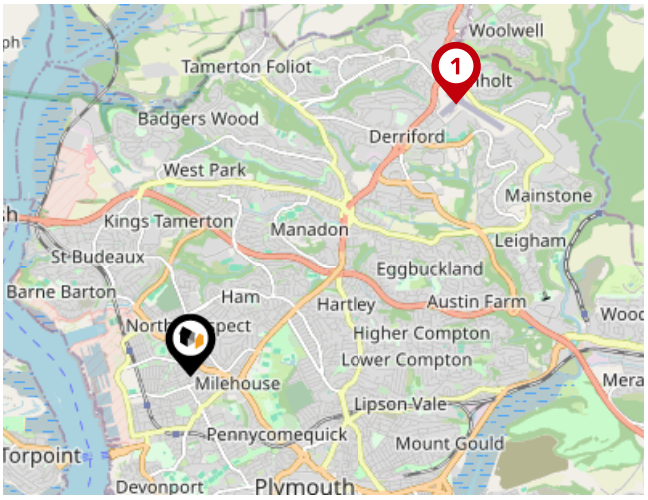


National Rail Stations

Pin	Name	Distance
1	Dockyard (Plymouth) Rail Station	0.45 miles
2	Devonport Rail Station	0.5 miles
3	Keyham Rail Station	0.64 miles
4	Plymouth Rail Station	1.15 miles
5	St Budeaux Ferry Road Rail Station	1.41 miles

Trunk Roads/Motorways

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

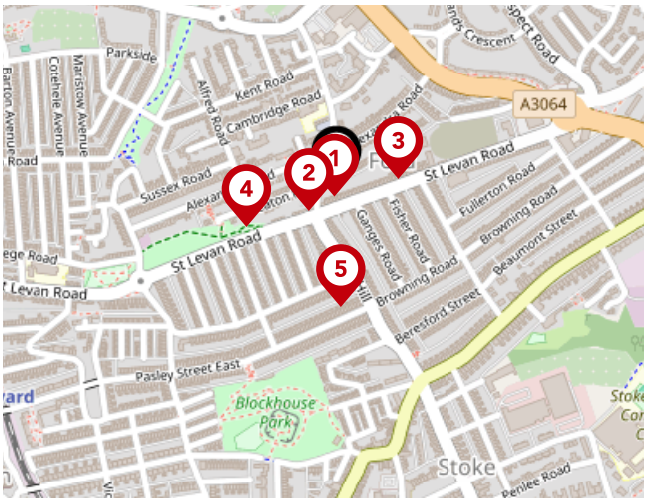


Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	3.57 miles

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Area
Transport (Local)

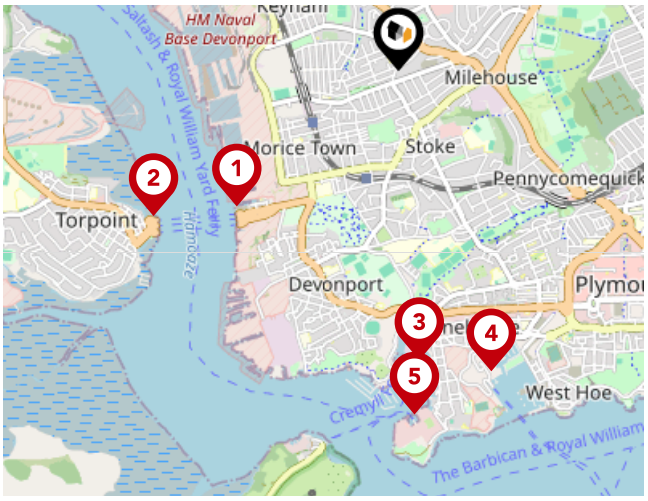


Bus Stops/Stations

Pin	Name	Distance
1	Melville Road	0.01 miles
2	Ford Hill Bottom	0.04 miles
3	Fisher Road	0.07 miles
4	Craigmore Avenue	0.11 miles
5	Pasley Street East	0.13 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Devonport Ferry Terminal	0.99 miles
2	Torpoint Ferry Terminal	1.34 miles
3	Plymouth Stonehouse Ferry Terminal	1.37 miles
4	Plymouth Ferry Terminal	1.48 miles
5	Royal William Yard Ferry Landing	1.62 miles

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Market
Market summary

LANG TOWN & COUNTRY SALES

Local summary

Based on 1 mile radius

Summary of all properties within radius:

Property type	Flat	Terraced	Semi-Detached	Detached	Bungalow	Unspecified
OM / SSTC	(133/117) 88%	(157/205) 131%	(48/71) 148%	(9/6) 67%	(3/5) 167%	(5/5) 100%

Total on market: 352 **Total sold:** 404 **Average days on market:** 85

Similar properties within radius:

Description			Price Ranges			Supply and demand				
Match	Beds	Type	Highest £	Lowest £	Average £	No. on market	No. SSTC	Total	SSTC %	ADOM
Exact	3	Terrace	£325,000	£80,000	£221,020	72	81	153	53%	62
+1 Type	3	Semi-Detached	£425,000	£140,000	£261,837	28	40	68	59%	83
+1 Beds	4	Terrace	£550,000	£173,000	£288,630	28	41	69	59%	107
All considered			**£550,000**	**£80,000**	**£257,162**	**128**	**162**	**290**	**56%**	**84**

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Lang Town & Country
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LANG TOWN & COUNTRY SALES

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Ordnance Survey

Land Registry

Environment Agency

Historic England

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