

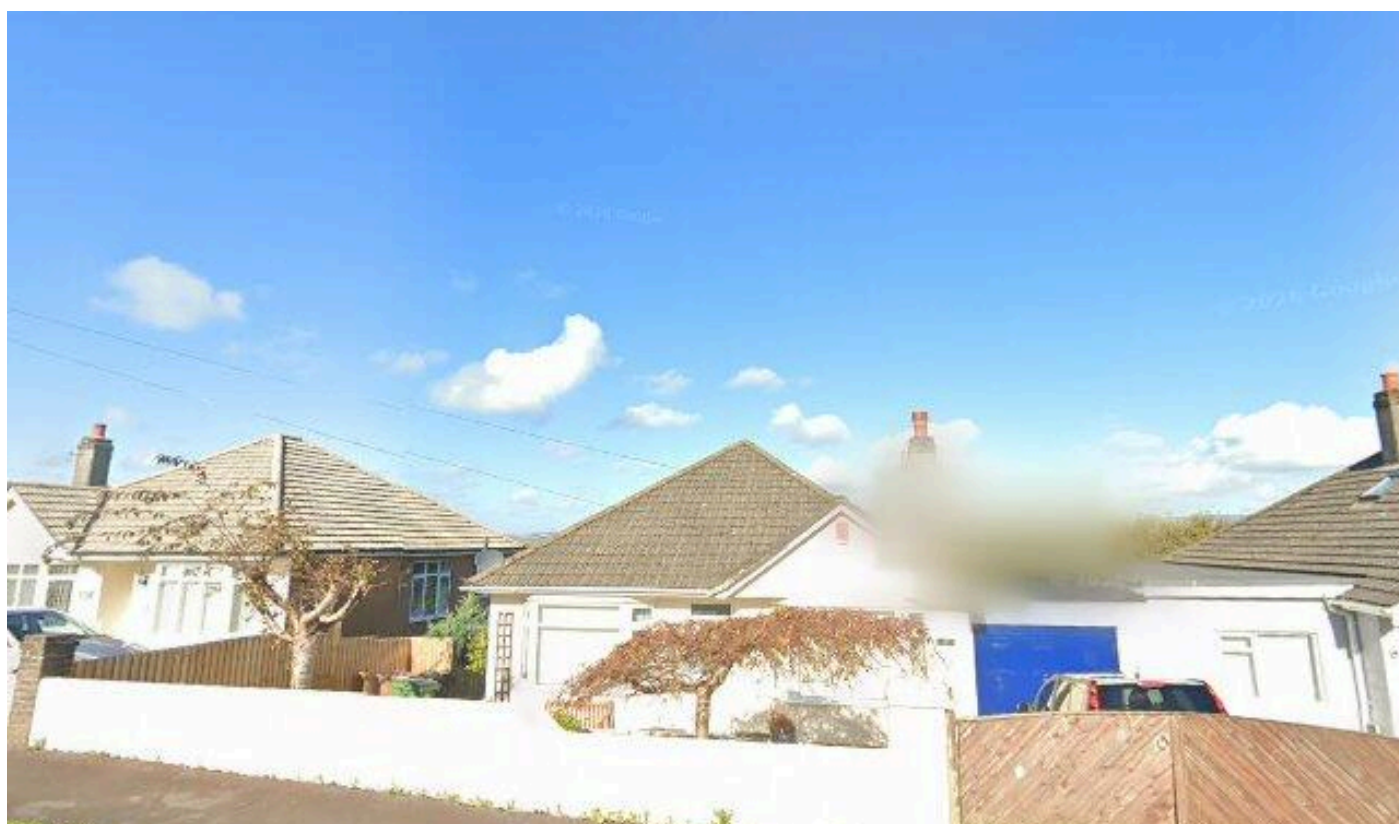


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 20th October 2026



STANBOROUGH ROAD, PLYMOUTH, PL9

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

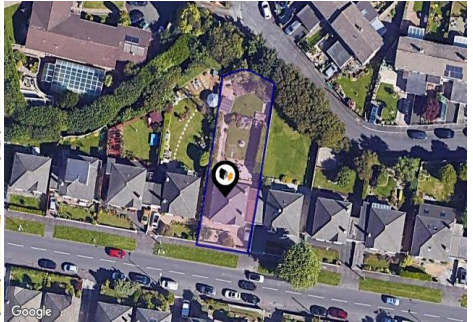
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Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	796 ft ² / 74 m ²
Plot Area:	0.15 acres
Council Tax :	Band D
Annual Estimate:	£2,442
Title Number:	DN401567

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)

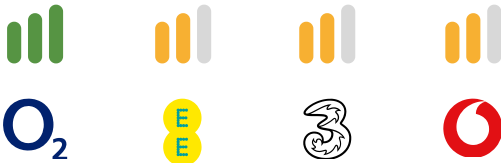
12
mb/s



1800
mb/s

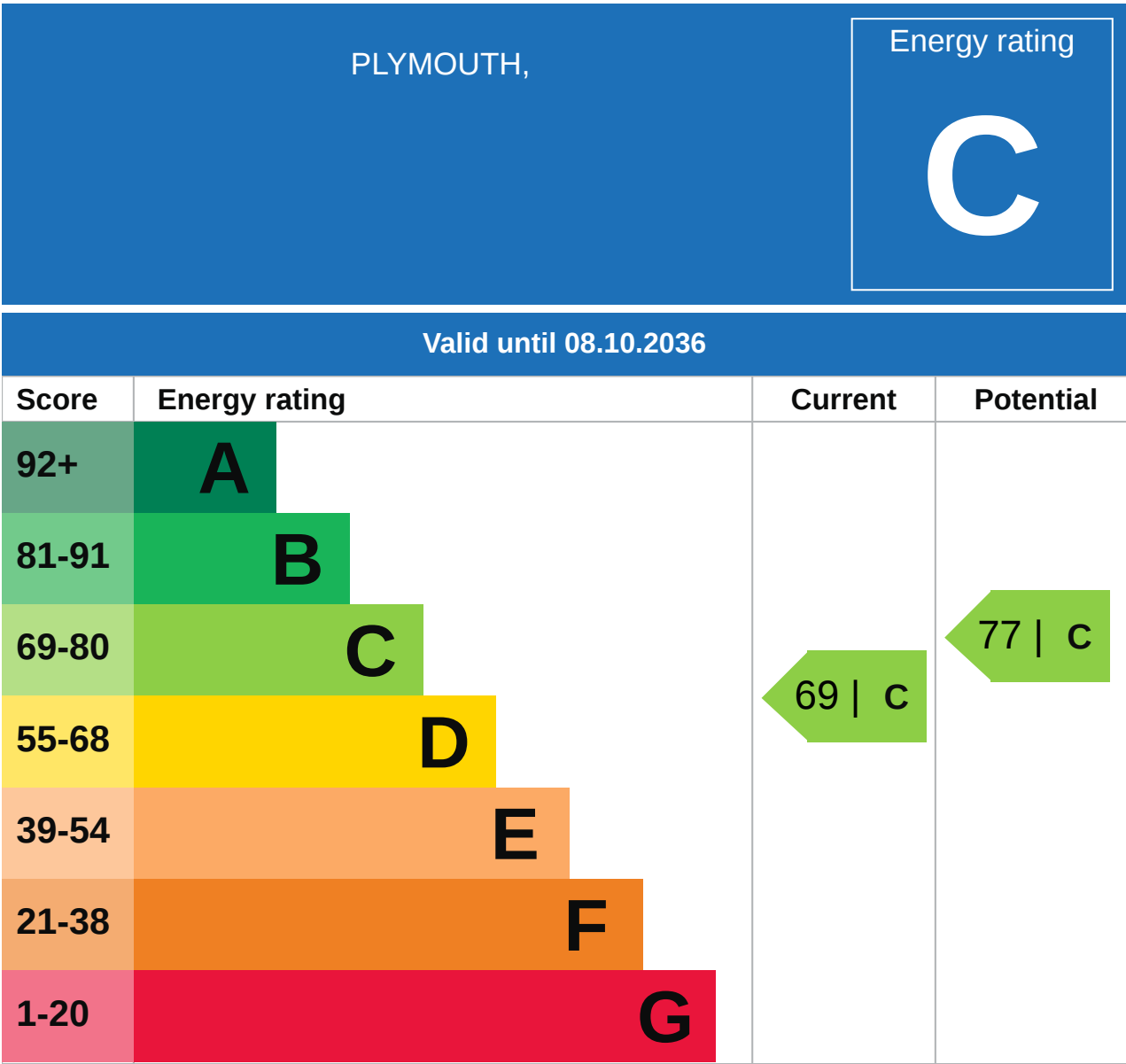


Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





Additional EPC Data

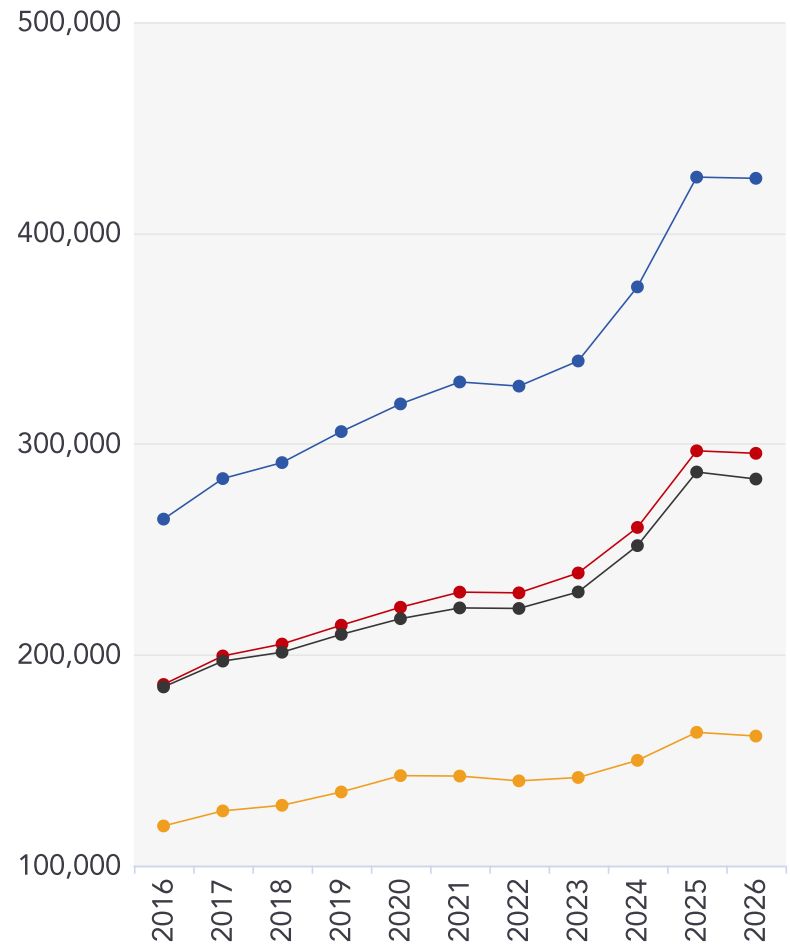
Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	74 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in PL9



Detached

+61.14%

Semi-Detached

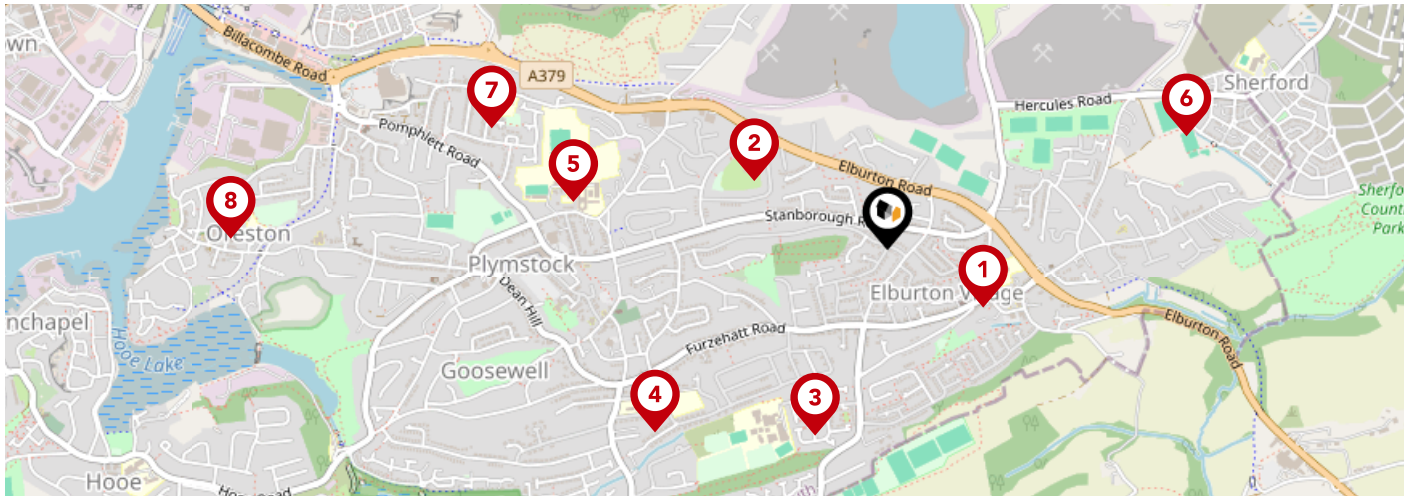
+58.94%

Terraced

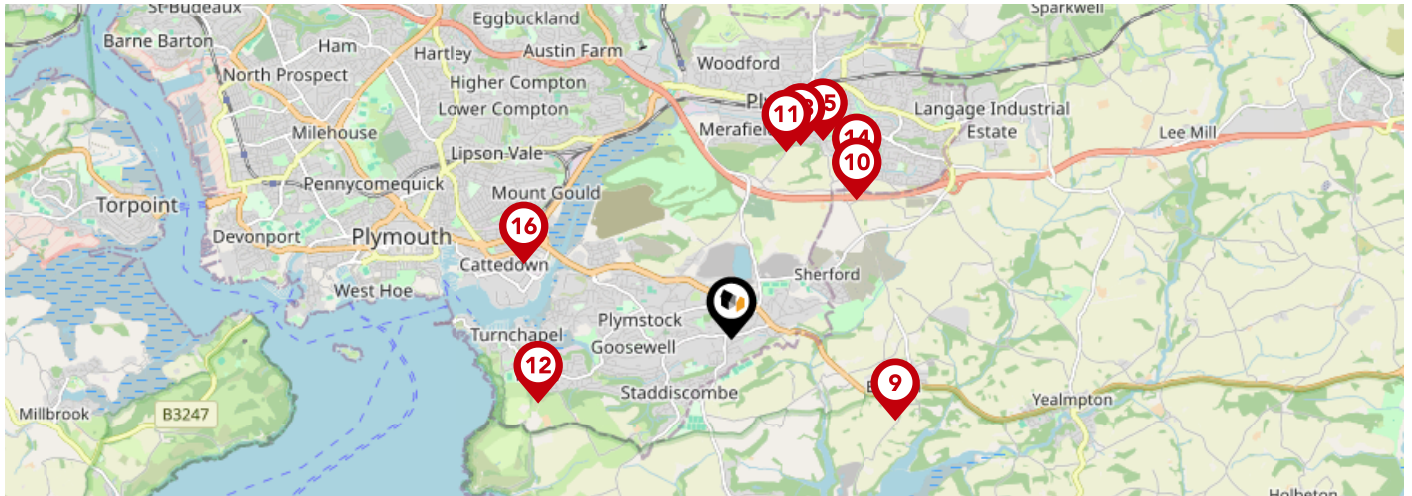
+53.36%

Flat

+35.87%

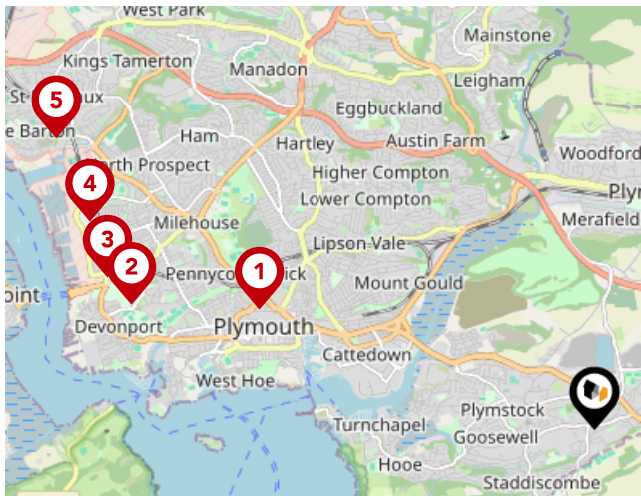


		Nursery	Primary	Secondary	College	Private
1	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:0.27	☐	☒	☐	☐	☐
2	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:0.35	☐	☒	☐	☐	☐
3	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:0.47	☐	☐	☒	☐	☐
4	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:0.7	☐	☒	☐	☐	☐
5	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:0.75	☐	☐	☒	☐	☐
6	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:0.76	☐	☒	☐	☐	☐
7	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:0.98	☐	☒	☐	☐	☐
8	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:1.55	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:1.74	☐	☒	☐	☐	☐
10	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance:1.77	☐	☒	☐	☐	☐
11	Plympton St Mary's CofE Infant School Ofsted Rating: Good Pupils: 100 Distance:1.85	☐	☒	☐	☐	☐
12	Hooe Primary Academy Ofsted Rating: Good Pupils: 212 Distance:1.93	☐	☒	☐	☐	☐
13	Old Priory Junior Academy Ofsted Rating: Good Pupils: 192 Distance:1.94	☐	☒	☐	☐	☐
14	Longcause Community Special School Ofsted Rating: Good Pupils: 110 Distance:1.94	☐	☐	☒	☐	☐
15	Plympton Academy Ofsted Rating: Requires improvement Pupils: 1145 Distance:2.06	☐	☐	☒	☐	☐
16	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:2.09	☐	☒	☐	☐	☐

Area Transport (National)

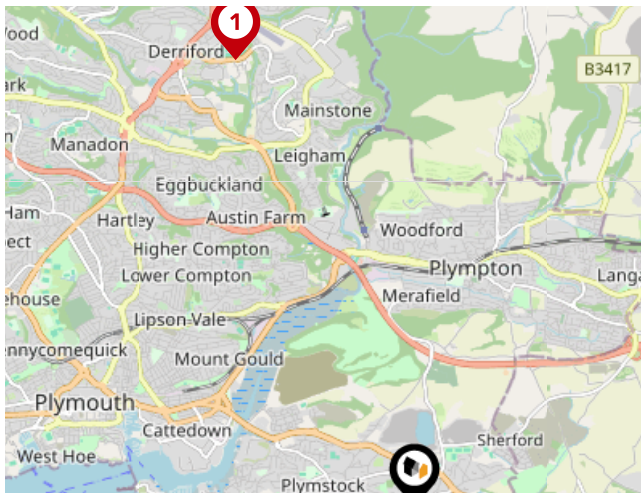


National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.35 miles
2	Devonport Rail Station	4.52 miles
3	Dockyard (Plymouth) Rail Station	4.81 miles
4	Keyham Rail Station	5.14 miles
5	St Budeaux Ferry Road Rail Station	5.77 miles

Trunk Roads/Motorways

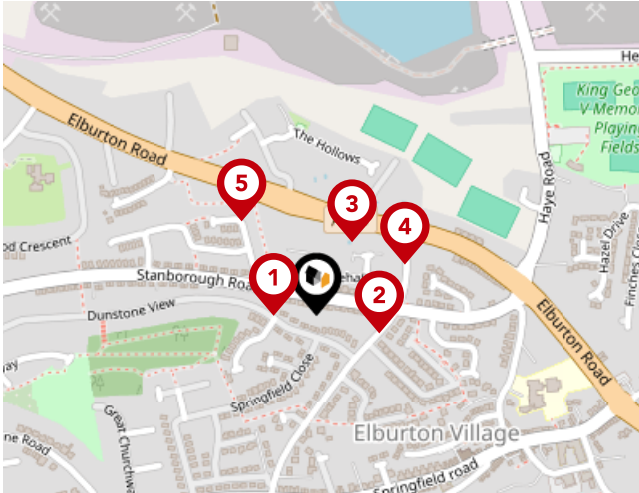
No Trunk Roads/Motorways found within 50 km of this property.



Airports/Helipads

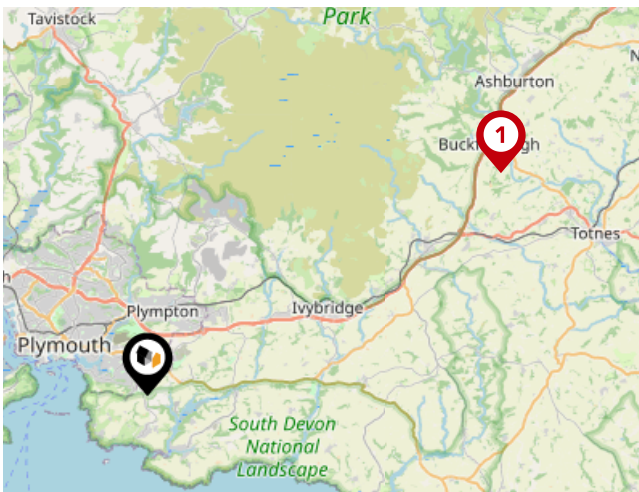
Pin	Name	Distance
1	Plymouth City Airport	4.53 miles

Area Transport (Local)



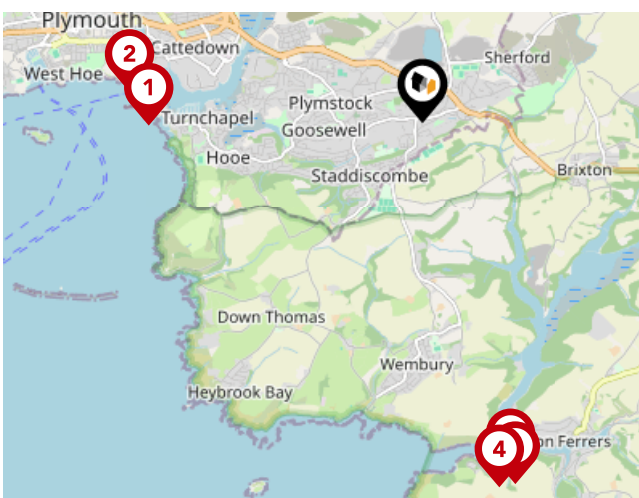
Bus Stops/Stations

Pin	Name	Distance
1	Russell Close	0.05 miles
2	Reservoir Road	0.07 miles
3	Stag Lane	0.09 miles
4	Reservoir Road	0.12 miles
5	Roseveare Close	0.14 miles



Local Connections

Pin	Name	Distance
1	Buckfastleigh (South Devon Railway)	15.74 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	2.58 miles
2	Plymouth (Barbican) Landing Stage	2.77 miles
3	Newton Ferrers Ferry Landing	3.4 miles
4	Warren Point Ferry Landing	3.52 miles
5	Noss Mayo Ferry Landing	3.53 miles

Important - Please Read

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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.

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