

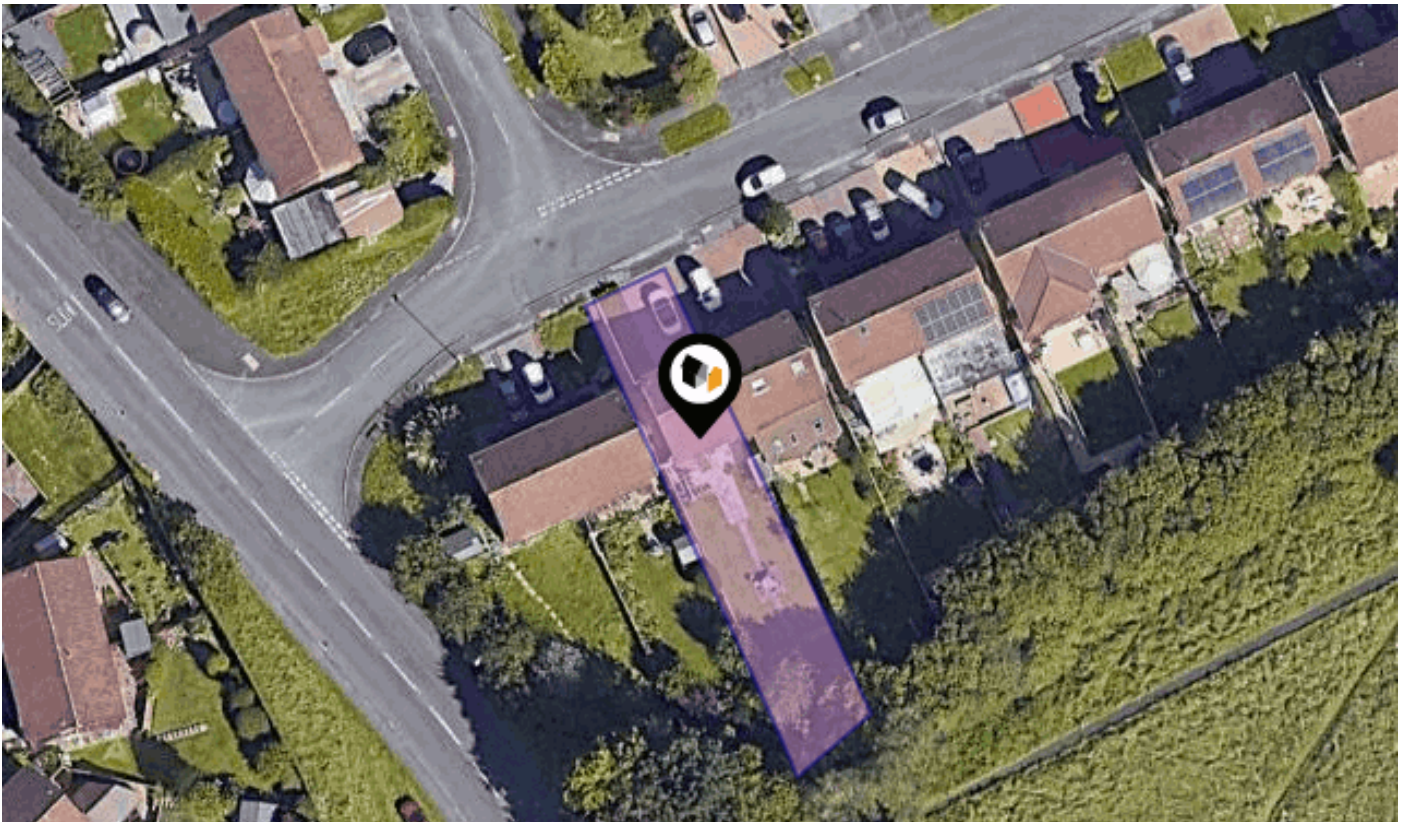


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 01st October 2025



3, GOSWELA GARDENS, PLYMOUTH, PL9 9JG

6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com



Property Overview






Property

Type:	Semi-Detached	Last Sold Date:	26/09/2023
Bedrooms:	3	Last Sold Price:	£299,000
Floor Area:	828 ft ² / 77 m ²	Last Sold £/ft²:	£361
Plot Area:	0.09 acres	Tenure:	Freehold
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£2,067		
Title Number:	DN13402		
UPRN:	100040443602		

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)

14 mb/s	80 mb/s	1800 mb/s
		

Mobile Coverage: (based on calls indoors)



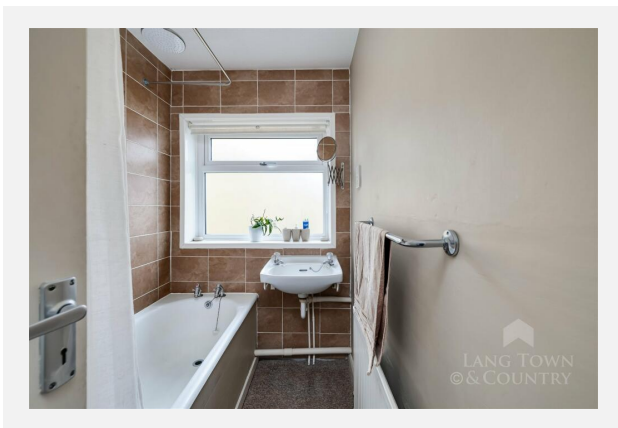
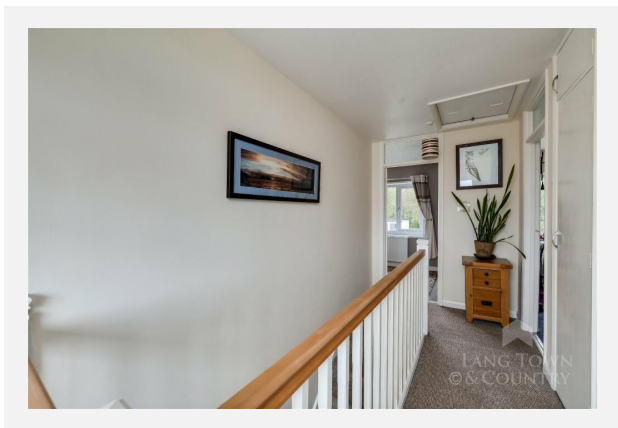
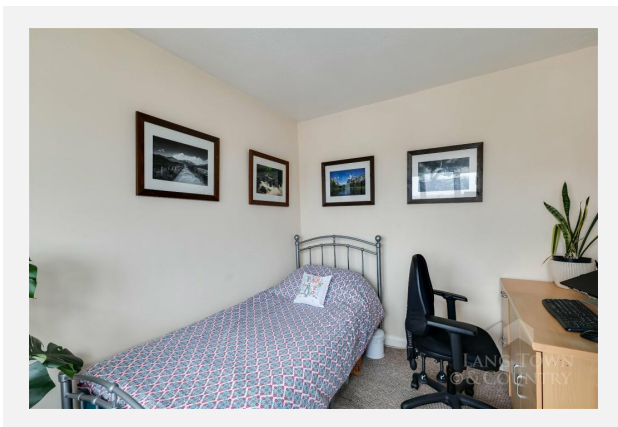
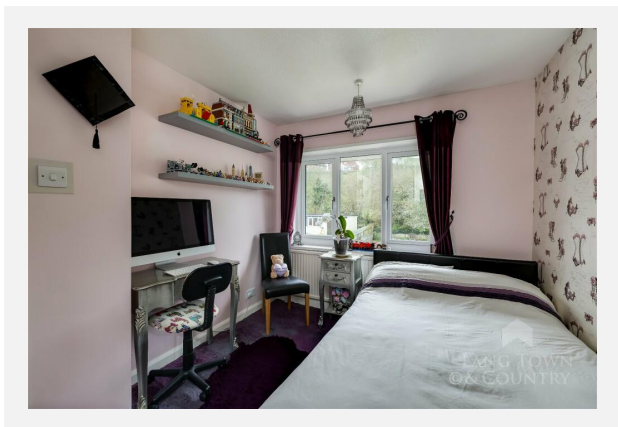
Satellite/Fibre TV Availability:



Gallery Photos



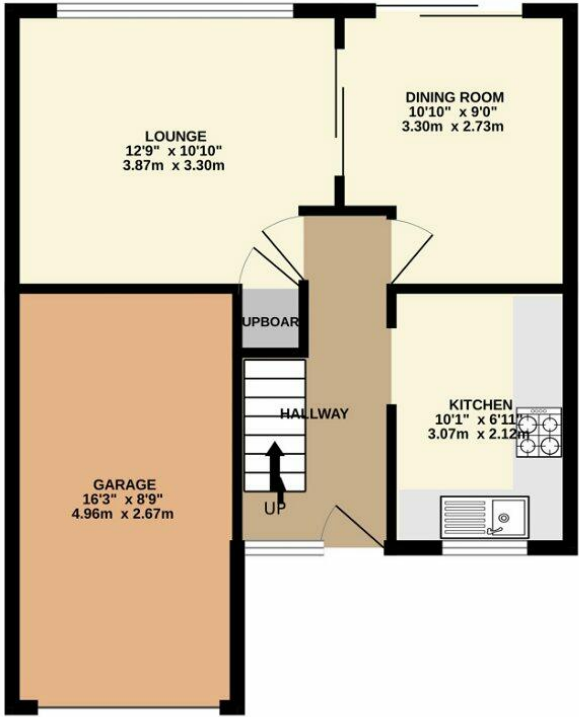
Gallery Photos



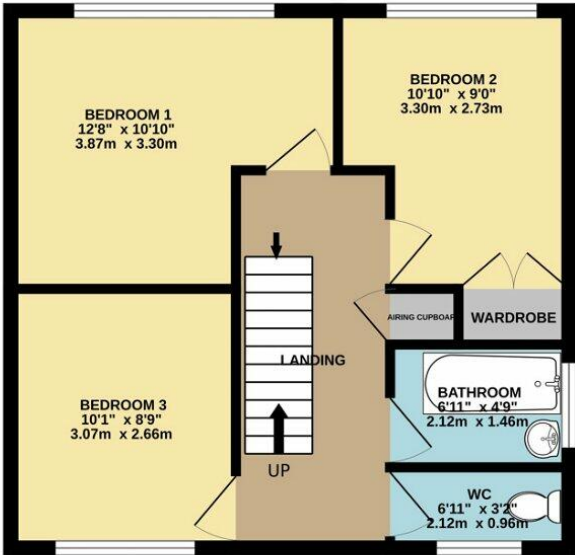
Gallery Floorplan

3, GOSWELA GARDENS, PLYMOUTH, PL9 9JG

GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023



Property EPC - Certificate

3 Goswela Gardens, PL9 9JG

Energy rating

C

Valid until 27.04.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 c	
55-68	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:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	77 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

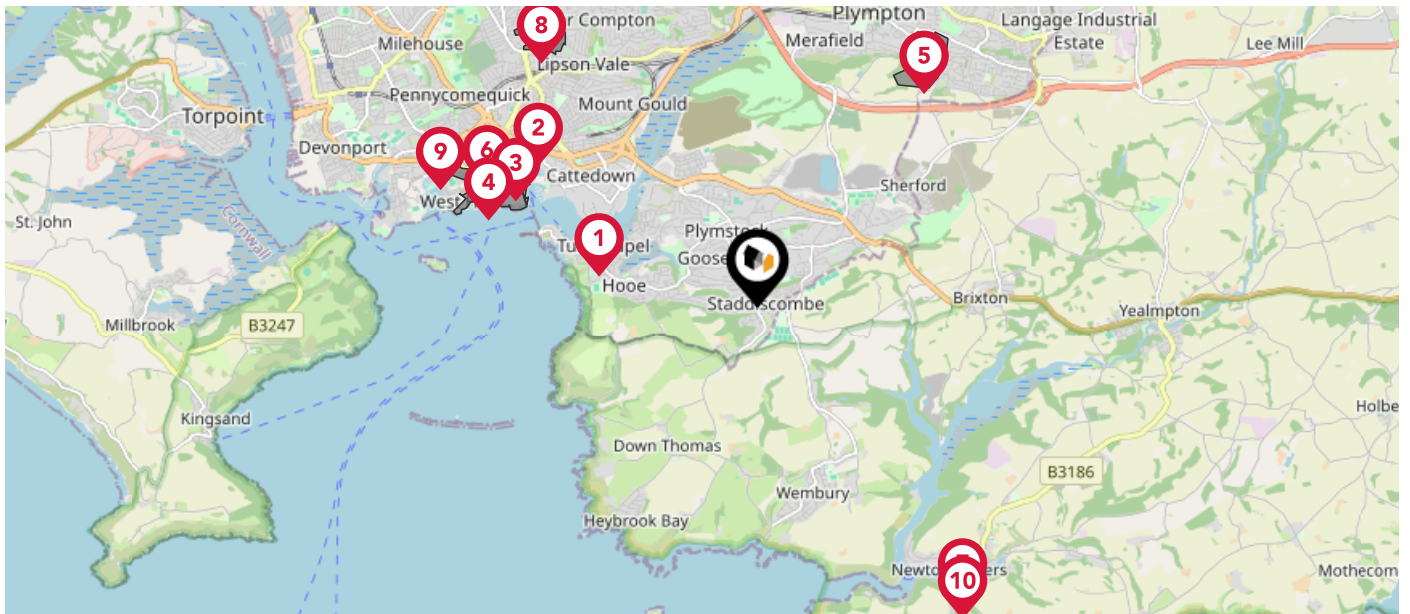
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



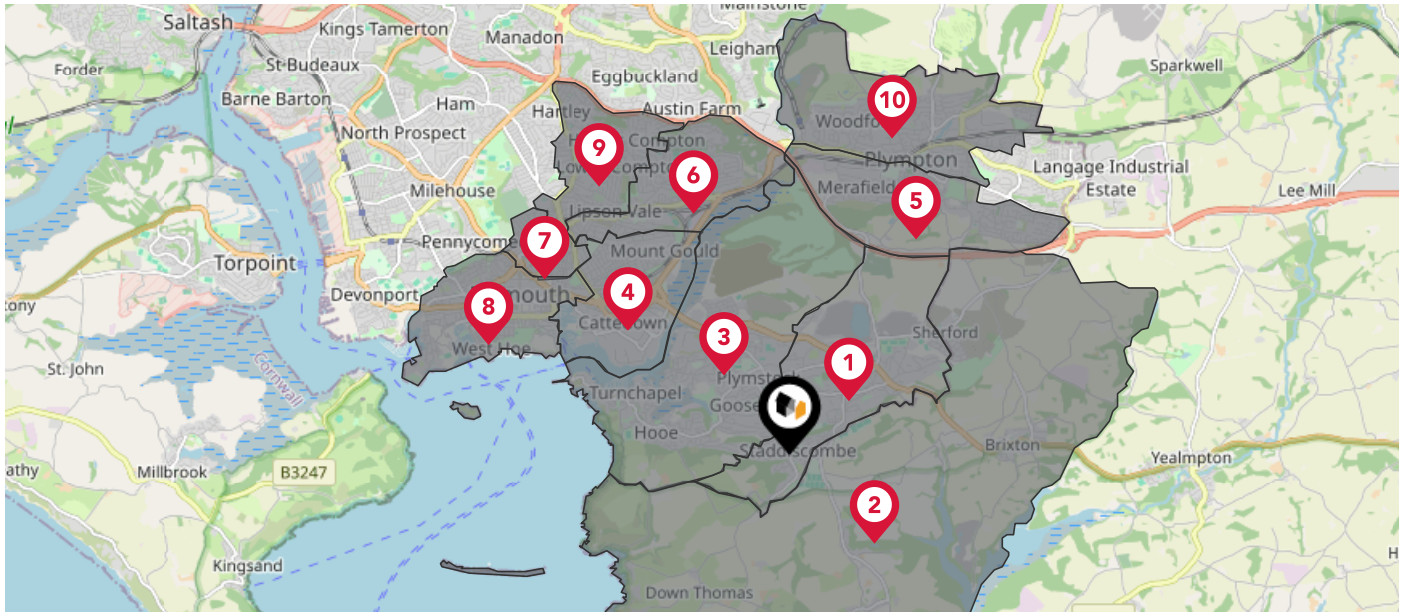
Nearby Conservation Areas

- 1 Turnchapel
- 2 Ebrington Street
- 3 Barbican
- 4 The Hoe
- 5 Plympton St Maurice
- 6 City Centre
- 7 Newton Ferrers
- 8 Mannamead
- 9 Union Street
- 10 Noss Mayo

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



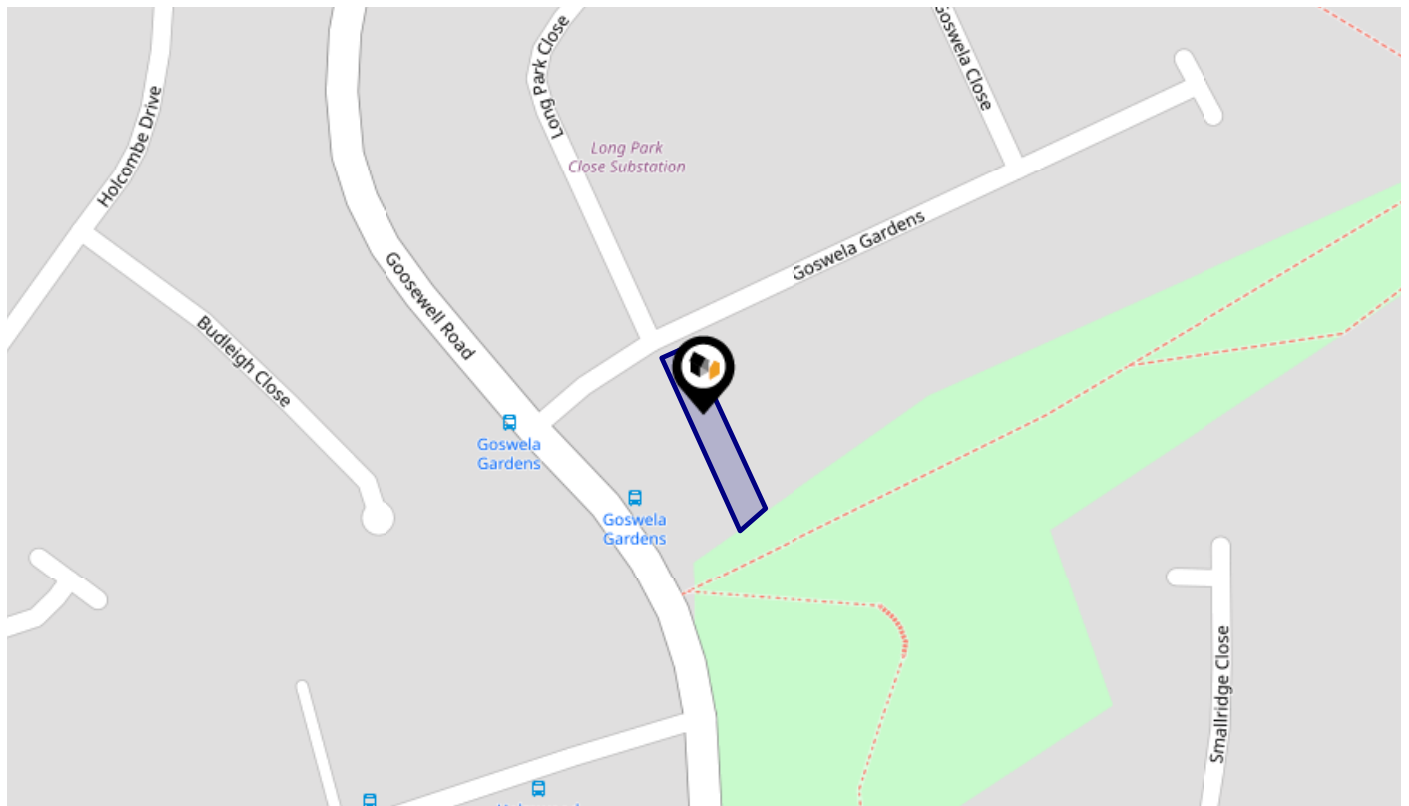
Nearby Council Wards

- 1 Plymouth Dunstone Ward
- 2 Wembury & Brixton Ward
- 3 Plymouth Radford Ward
- 4 Sutton and Mount Gould Ward
- 5 Plympton Erle Ward
- 6 Efford and Lipson Ward
- 7 Drake Ward
- 8 St. Peter and the Waterfront Ward
- 9 Compton Ward
- 10 Plympton St. Mary 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.

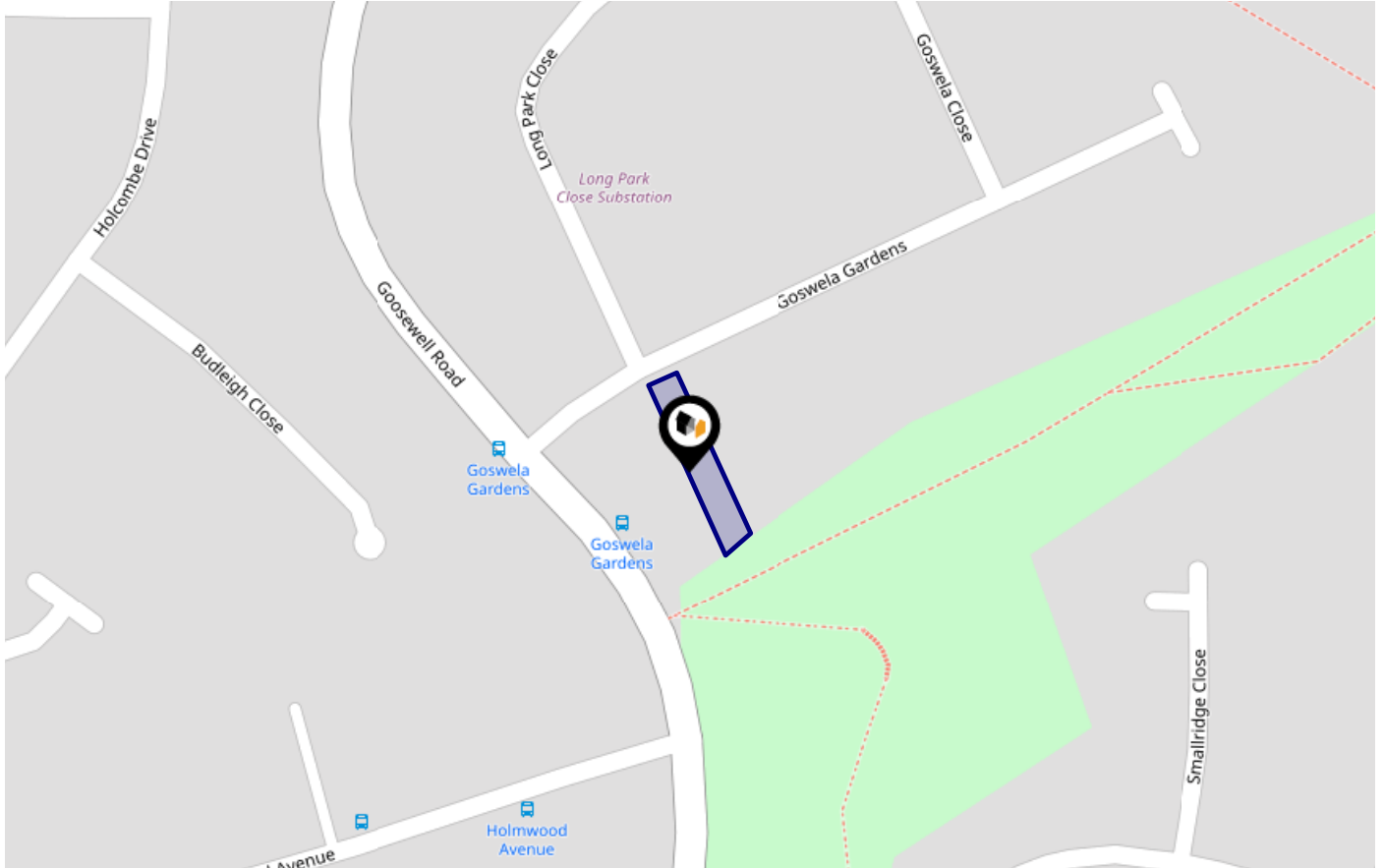
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

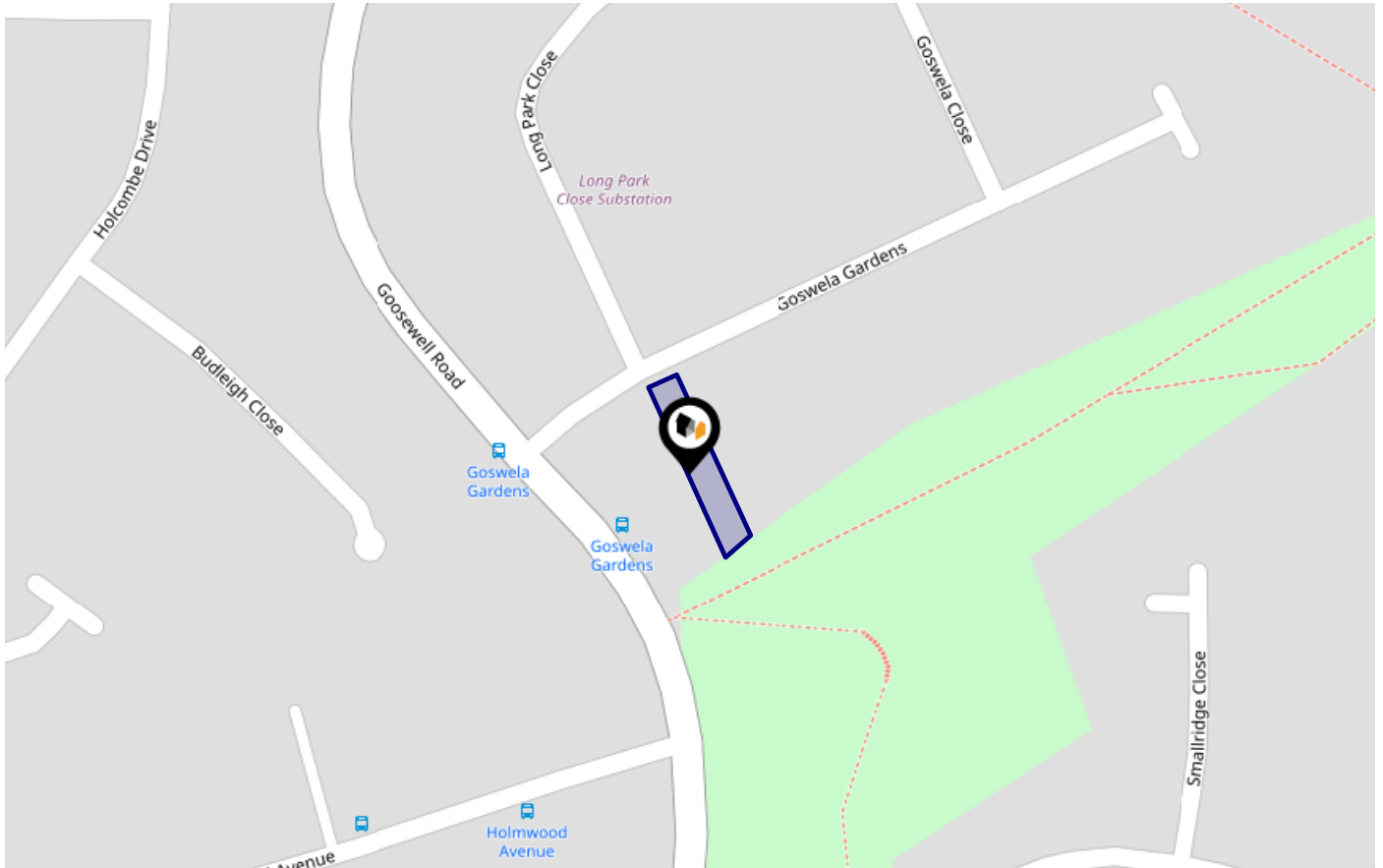
Chance of flooding to the following depths at this property:



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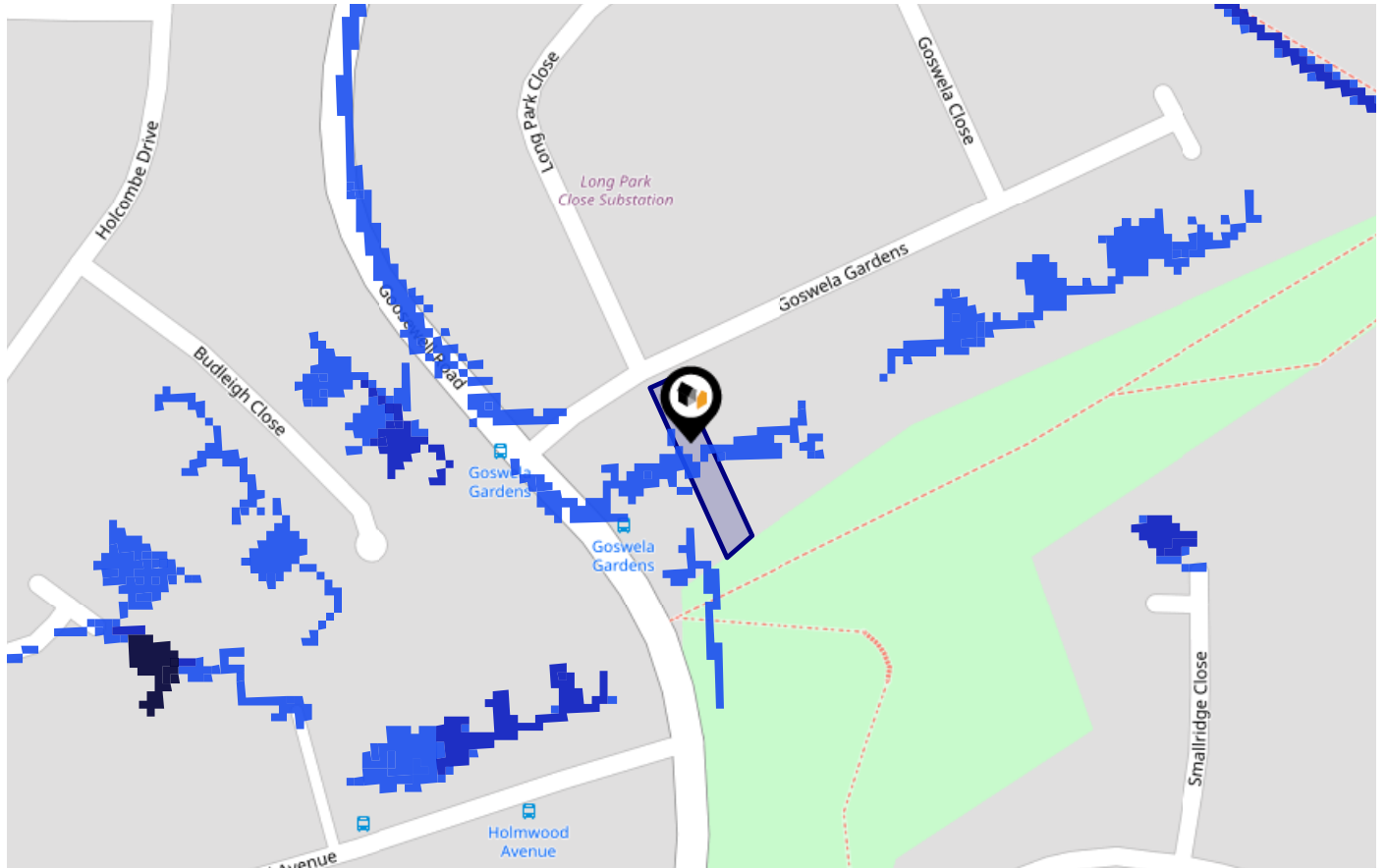
Chance of flooding to the following depths at this property:



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.

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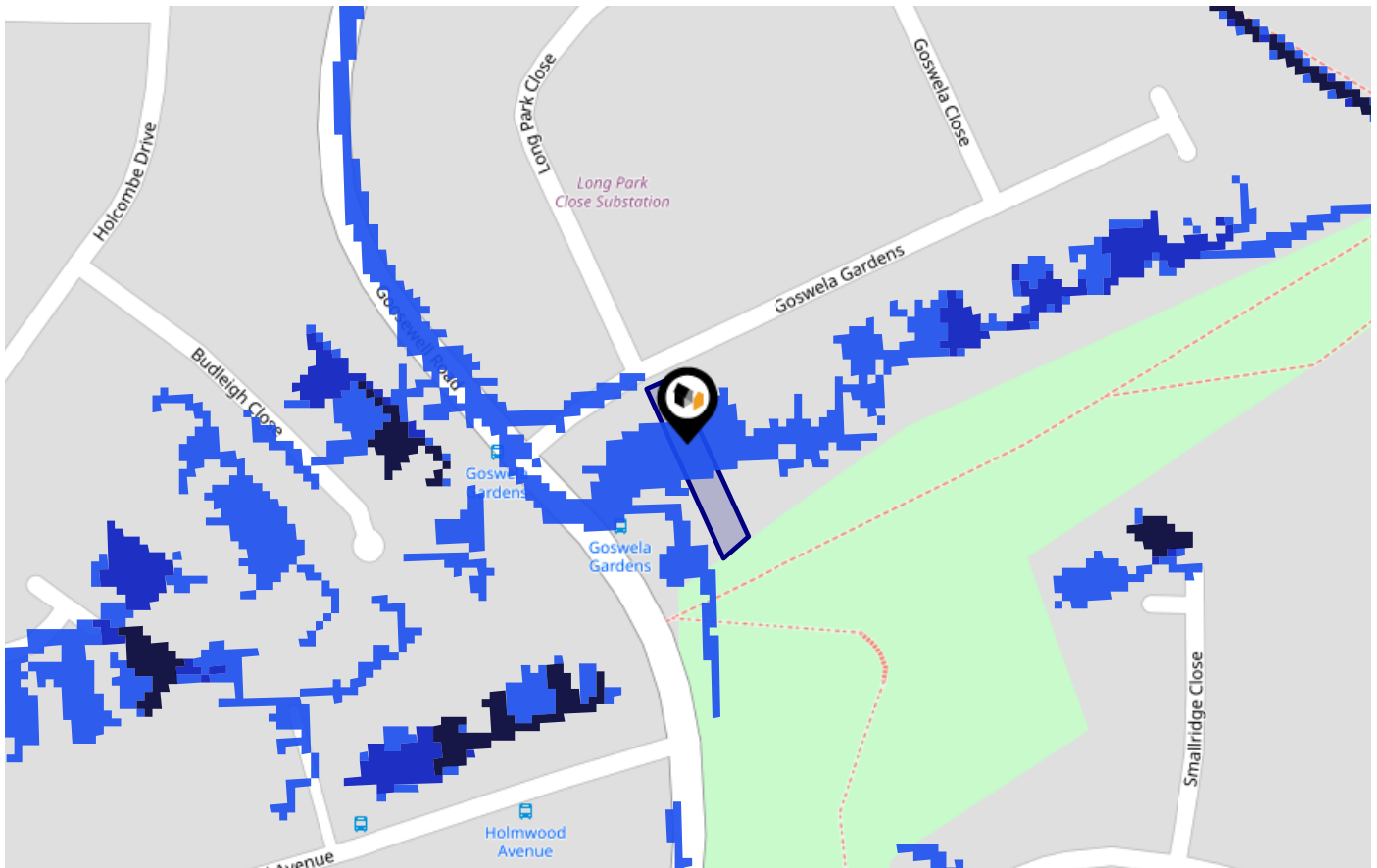
Chance of flooding to the following depths at this property:



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: 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.

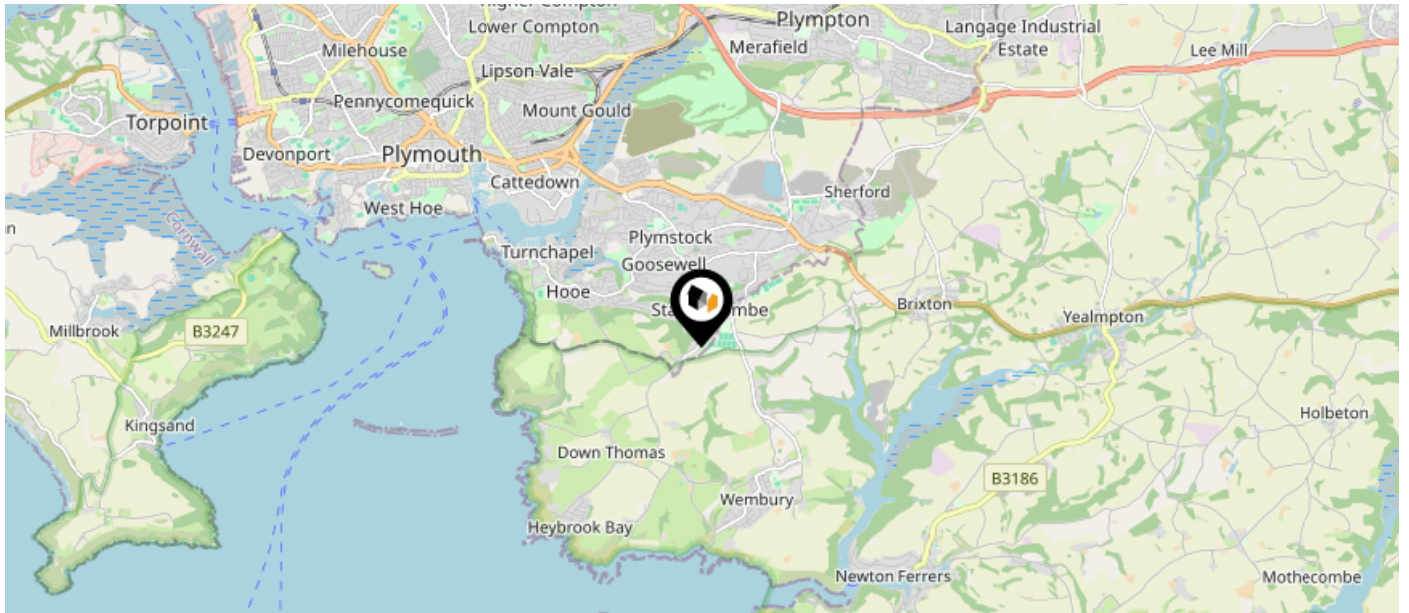
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



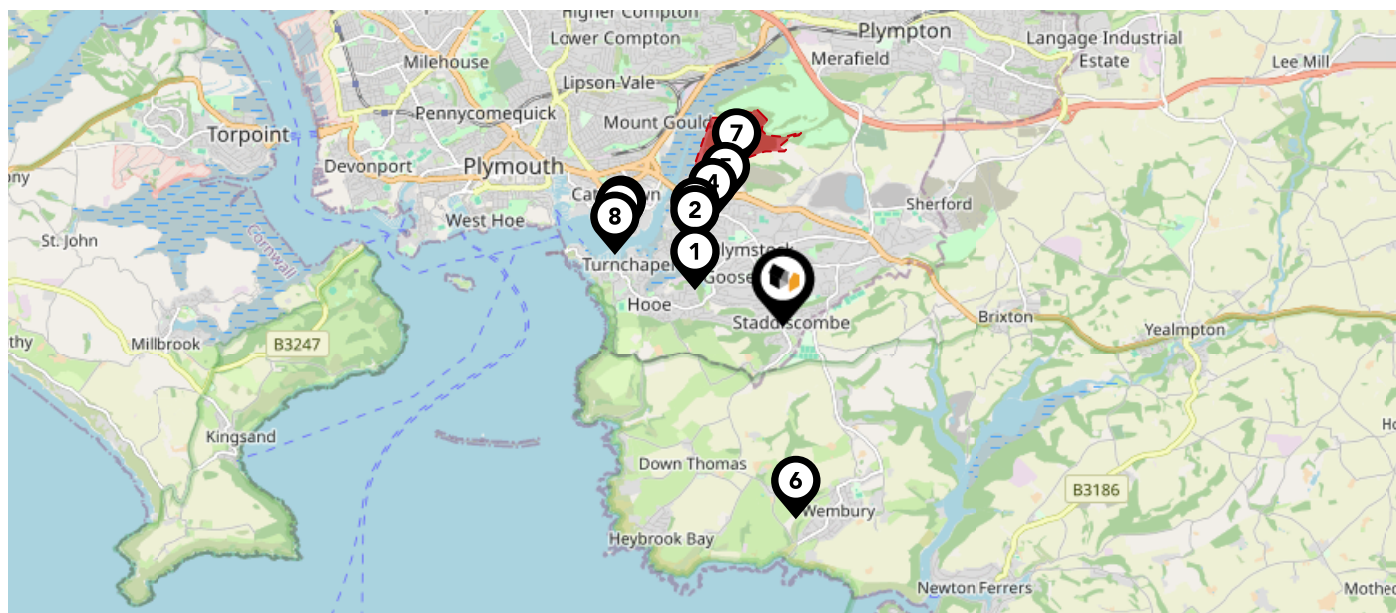
Nearby Green Belt Land

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.



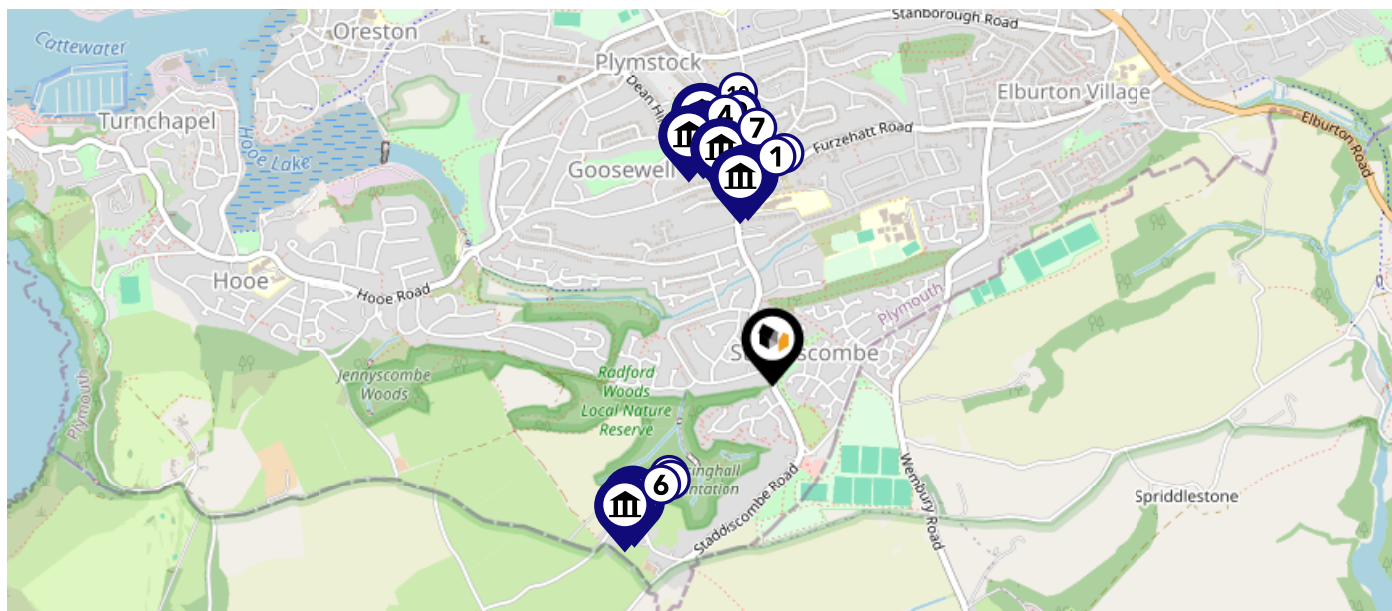
Nearby Landfill Sites











1	Radford Quarry Oreston-Radford Quarry Oreston, Plymouth	Historic Landfill	
2	Bedford Quarry Oreston B-Oreston, Plymouth	Historic Landfill	
3	Bedford Quarry Oreston A-Oreston, Plymouth	Historic Landfill	
4	Former Warkham Quarry-Pomphlett, Plymouth	Historic Landfill	
5	Plymstock Works-Plymstock Works, Plymstock, Plymouth, Devon	Historic Landfill	
6	Churchwood valley-Wembury, Cornwall	Historic Landfill	
7	EA/EPR/EP3096HZ/V002	Active Landfill	
8	Sevenside Waste Paper-Wallsend Industrial Estate, Cattledown, Plymouth, Devon	Historic Landfill	
9	Cattledown Road-Cattledown, Plymouth	Historic Landfill	
10	MacAdam Road-Cattledown, Plymouth	Historic Landfill	

Maps

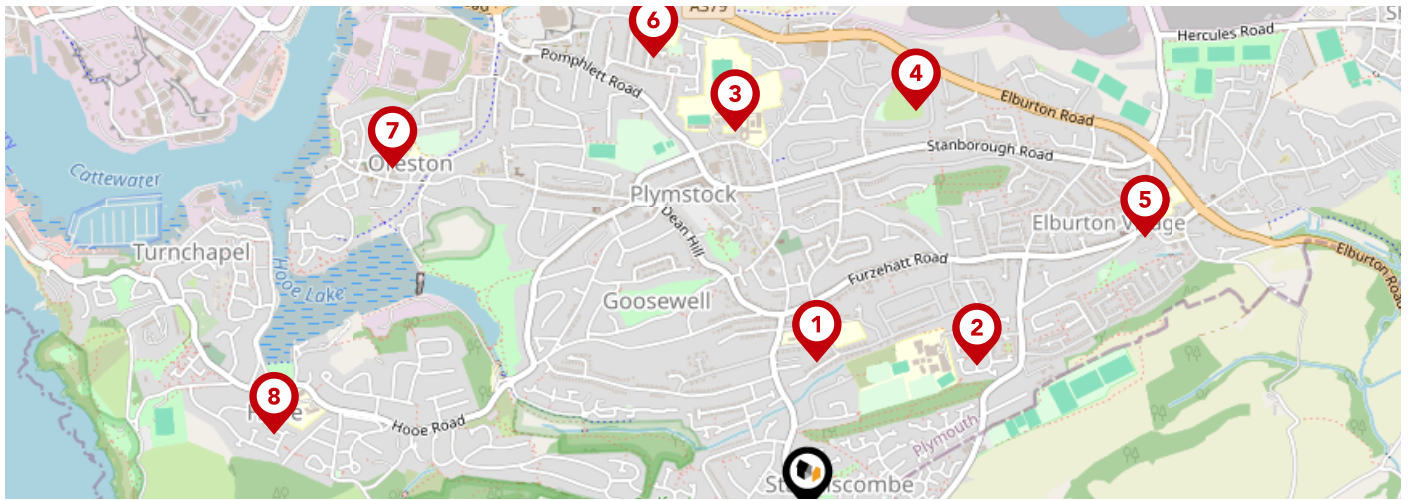
Listed Buildings

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



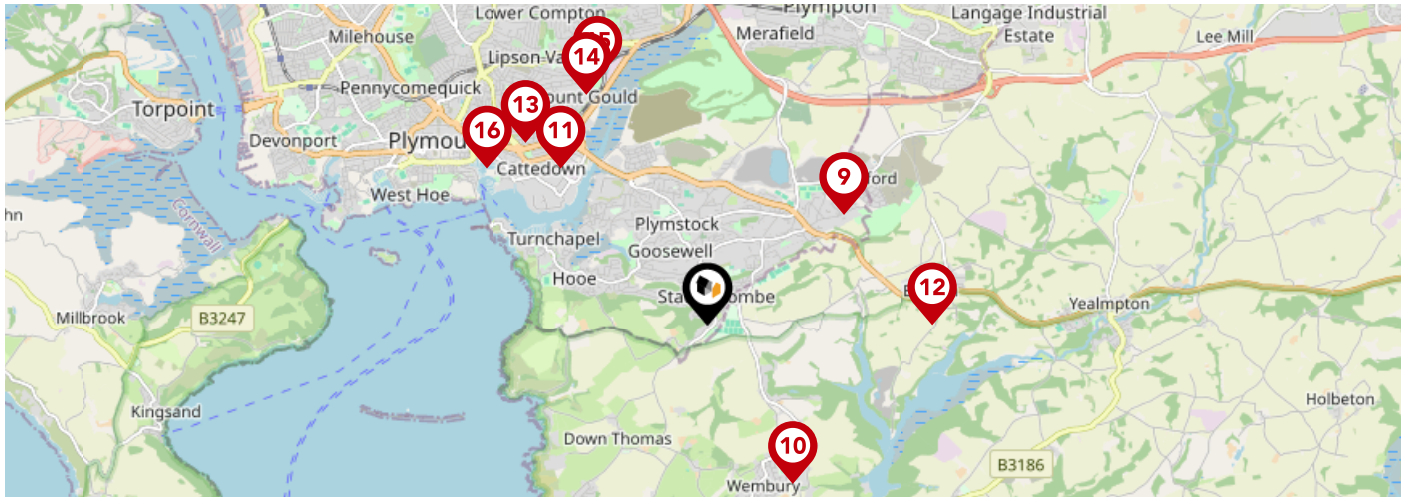
Listed Buildings in the local district	Grade	Distance
 1322033 - Furzehatt House	Grade II	0.4 miles
 1322032 - Benhay	Grade II	0.4 miles
 1130044 - Marchant House	Grade II	0.5 miles
 1330540 - Burrow Farm (including Kitchen Wing)	Grade II	0.5 miles
 1386413 - Range Of Outbuildings North Of Courtgates Farmhouse	Grade II	0.5 miles
 1386414 - Range Of Stables, Barns And Cart Sheds West Of Courtgates Farmhouse	Grade II	0.5 miles
 1330551 - 1, 2 And 3, Oak Cottages	Grade II	0.5 miles
 1386412 - Courtgates Farmhouse	Grade II	0.5 miles
 1330539 - Louville	Grade II	0.5 miles
 1321997 - Downhorn Farmhouse	Grade II	0.6 miles

Area Schools



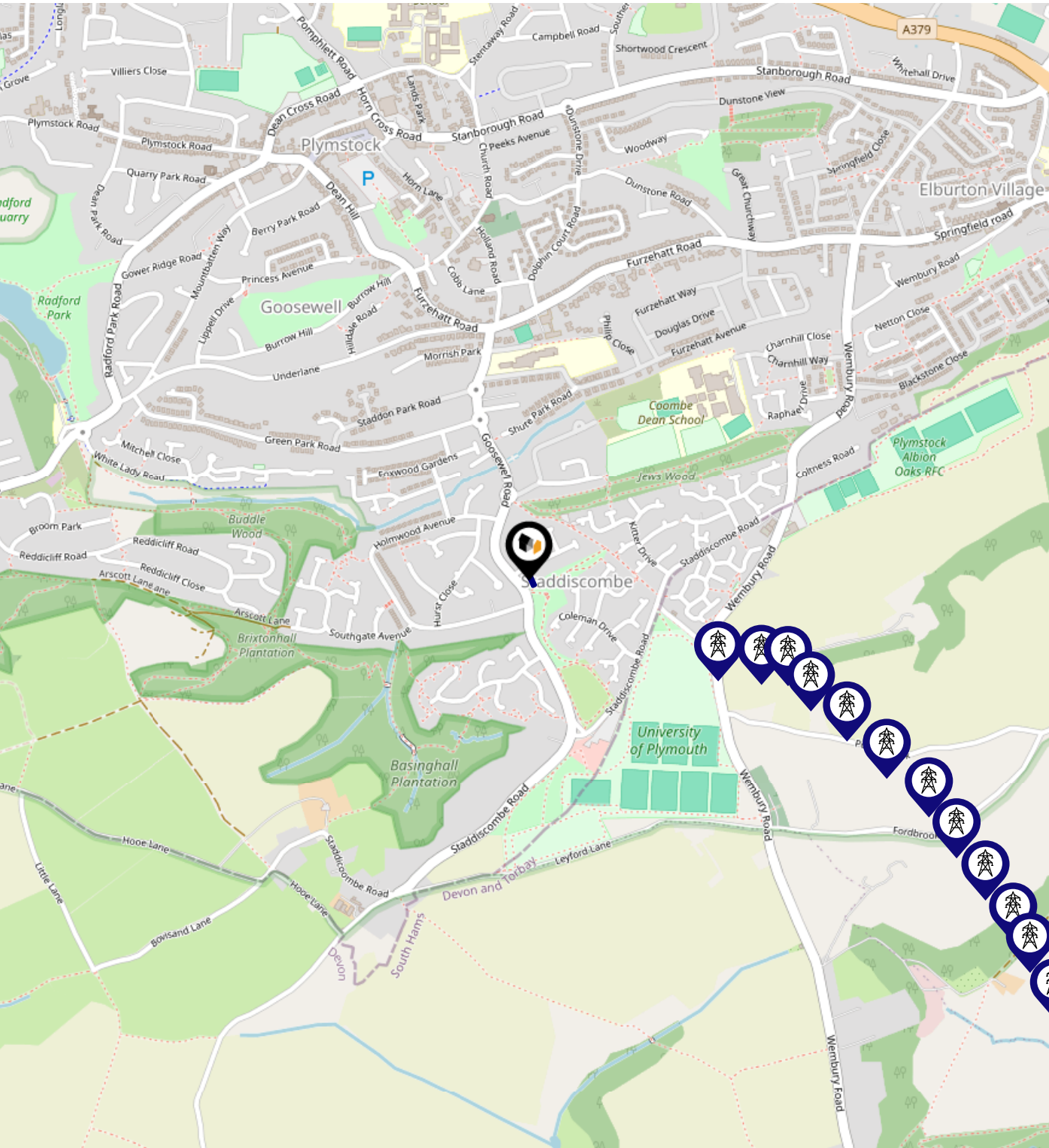
	Nursery	Primary	Secondary	College	Private
1 Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Oveston Community Academy Ofsted Rating: Good Pupils: 419 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Hooe Primary Academy Ofsted Rating: Good Pupils: 212 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





		Nursery	Primary	Secondary	College	Private
9	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Wembury Primary School Ofsted Rating: Good Pupils: 184 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance:2.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Laira Green Primary School Ofsted Rating: Good Pupils: 230 Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:2.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



Key:

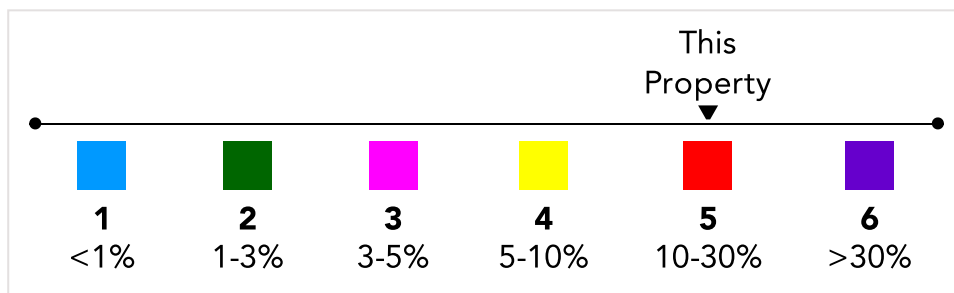
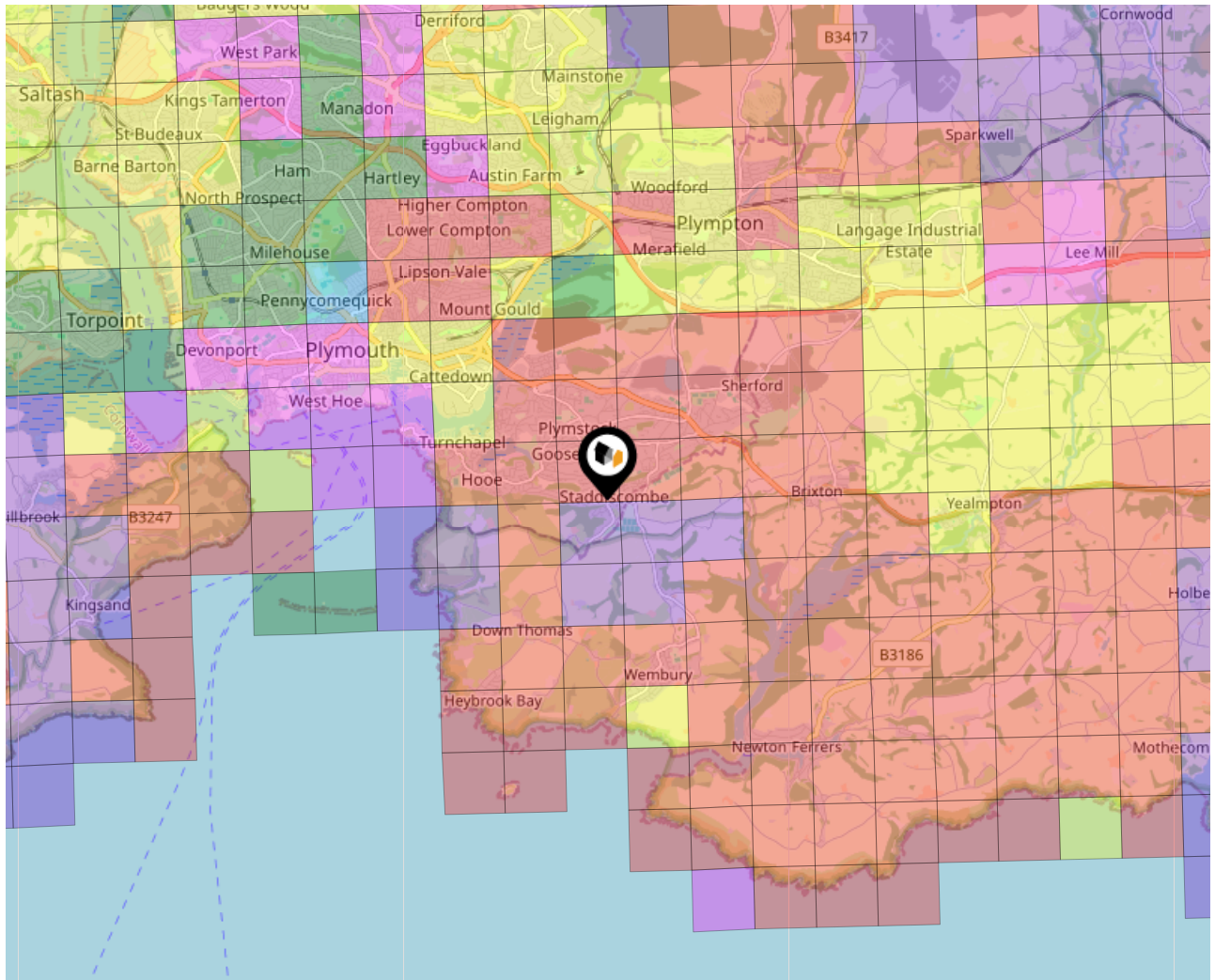
-  Power Pylons
-  Communication Masts

Environment

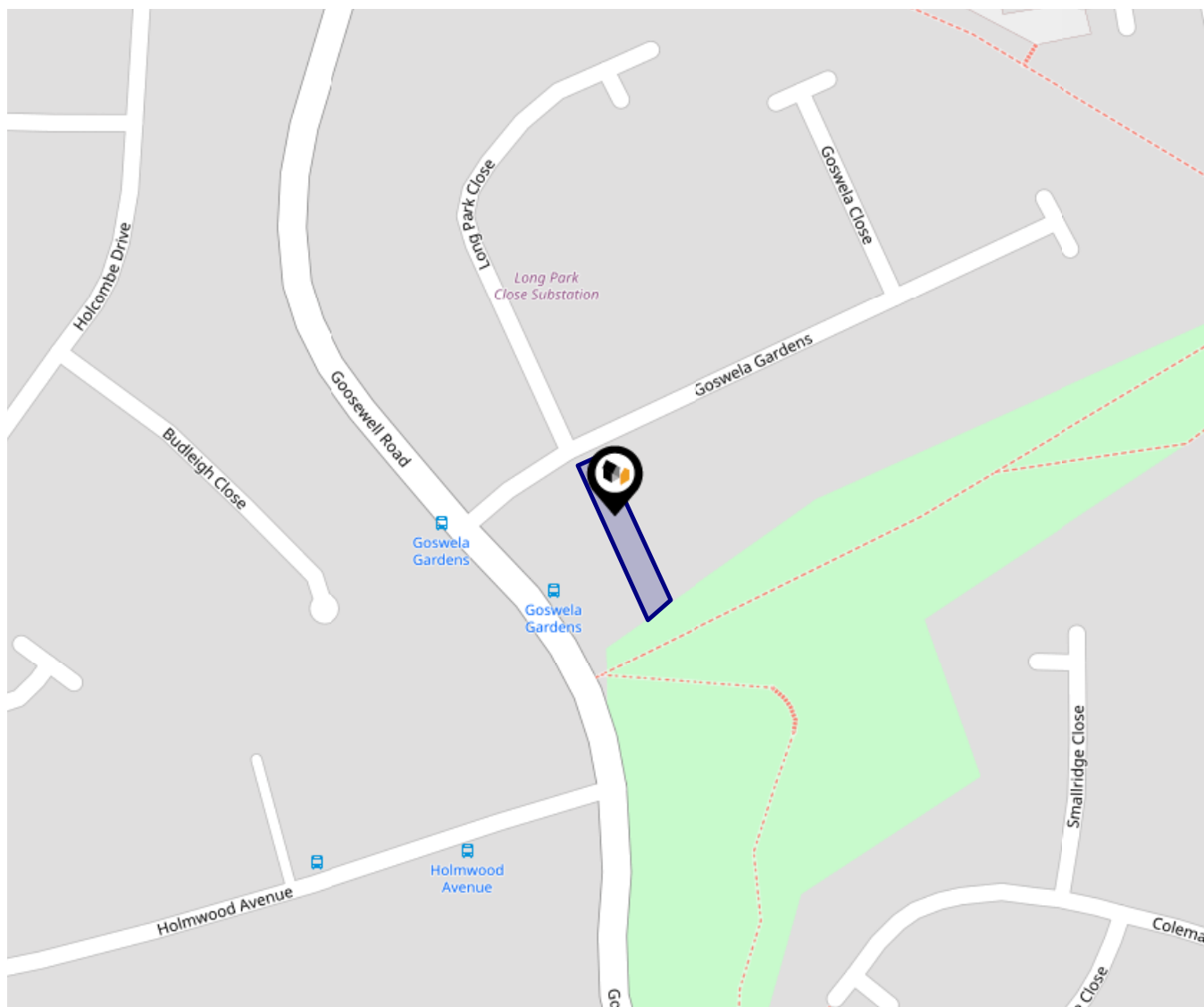
Radon Gas

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).



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:

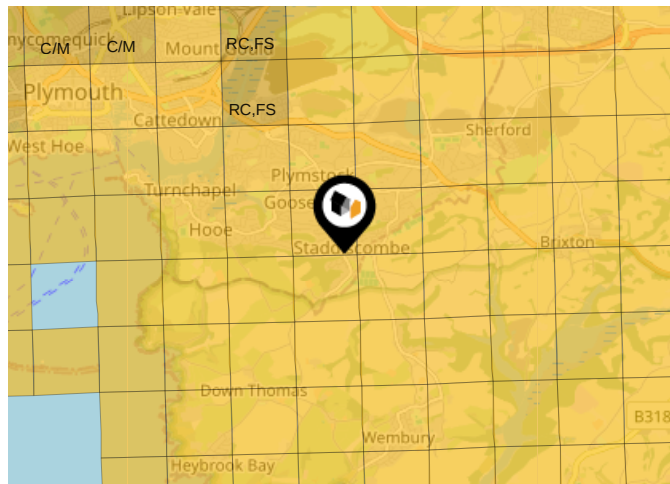
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

Carbon Content:	VARIABLE	Soil Texture:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

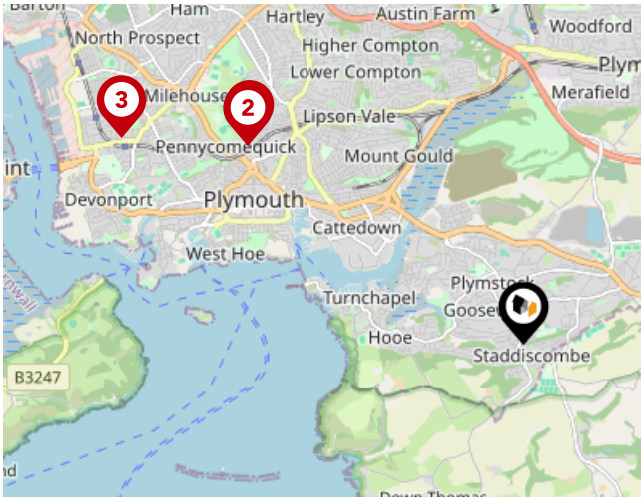


Primary Classifications (Most Common Clay Types)

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

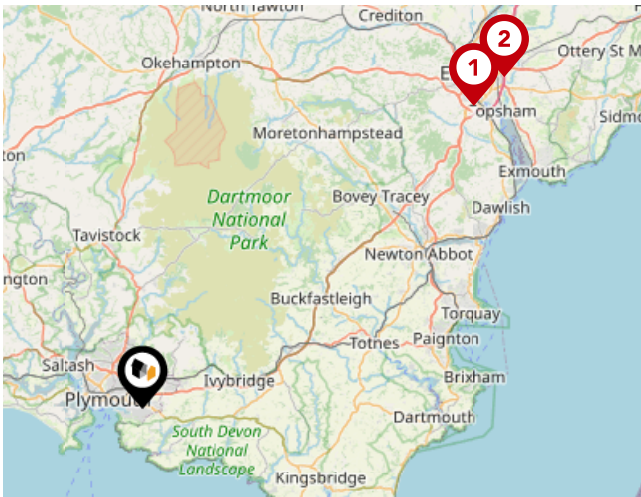
Area

Transport (National)



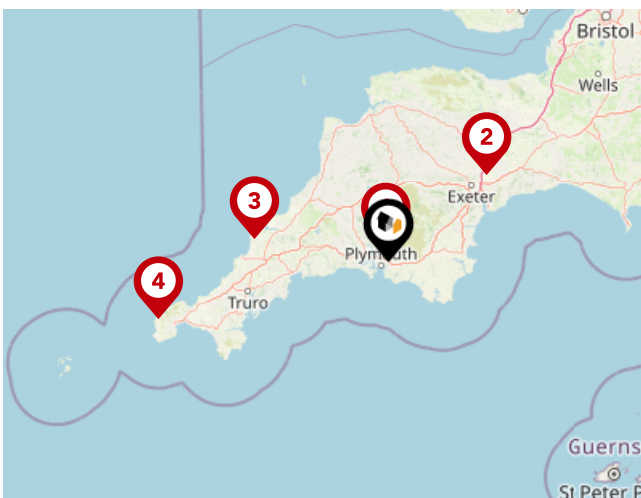
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.22 miles
2	Plymouth Rail Station	3.22 miles
3	Devonport Rail Station	4.28 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.88 miles
2	M5 J30	37.04 miles

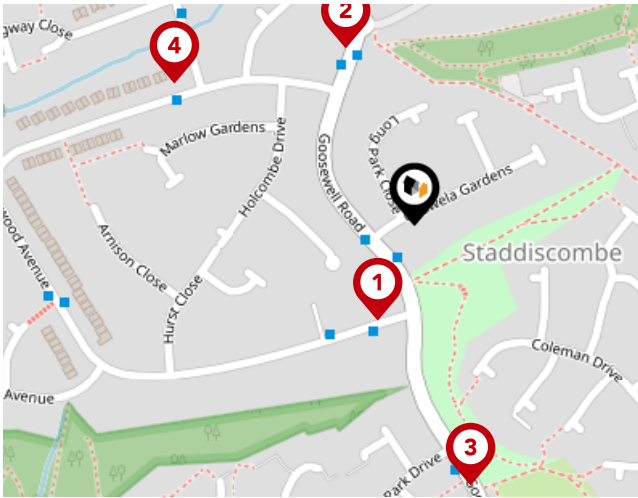


Airports/Helipads

Pin	Name	Distance
1	Glenholt	5.12 miles
2	Exeter Airport	39.45 miles
3	St Mawgan	41.15 miles
4	Joppa	72.12 miles

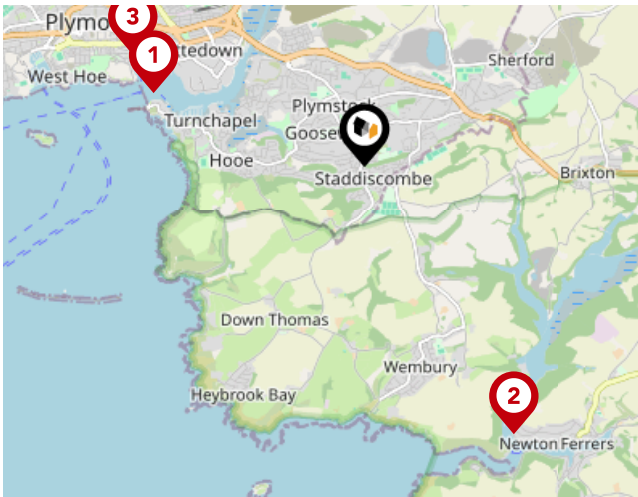
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Holmwood Avenue	0.06 miles
2	Greenhill Close	0.11 miles
3	Lower Park Drive	0.16 miles
4	Challgood Rise	0.17 miles
5	Stokingway Close	0.19 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	2.12 miles
2	Newton Ferrers Ferry Landing	2.88 miles
3	Plymouth (Barbican) Landing Stage	2.44 miles

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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6 Mannamead Road Plymouth Devon PL4
7AA
01752 256000
property@langtownandcountry.com
www.langtownandcountry.com

