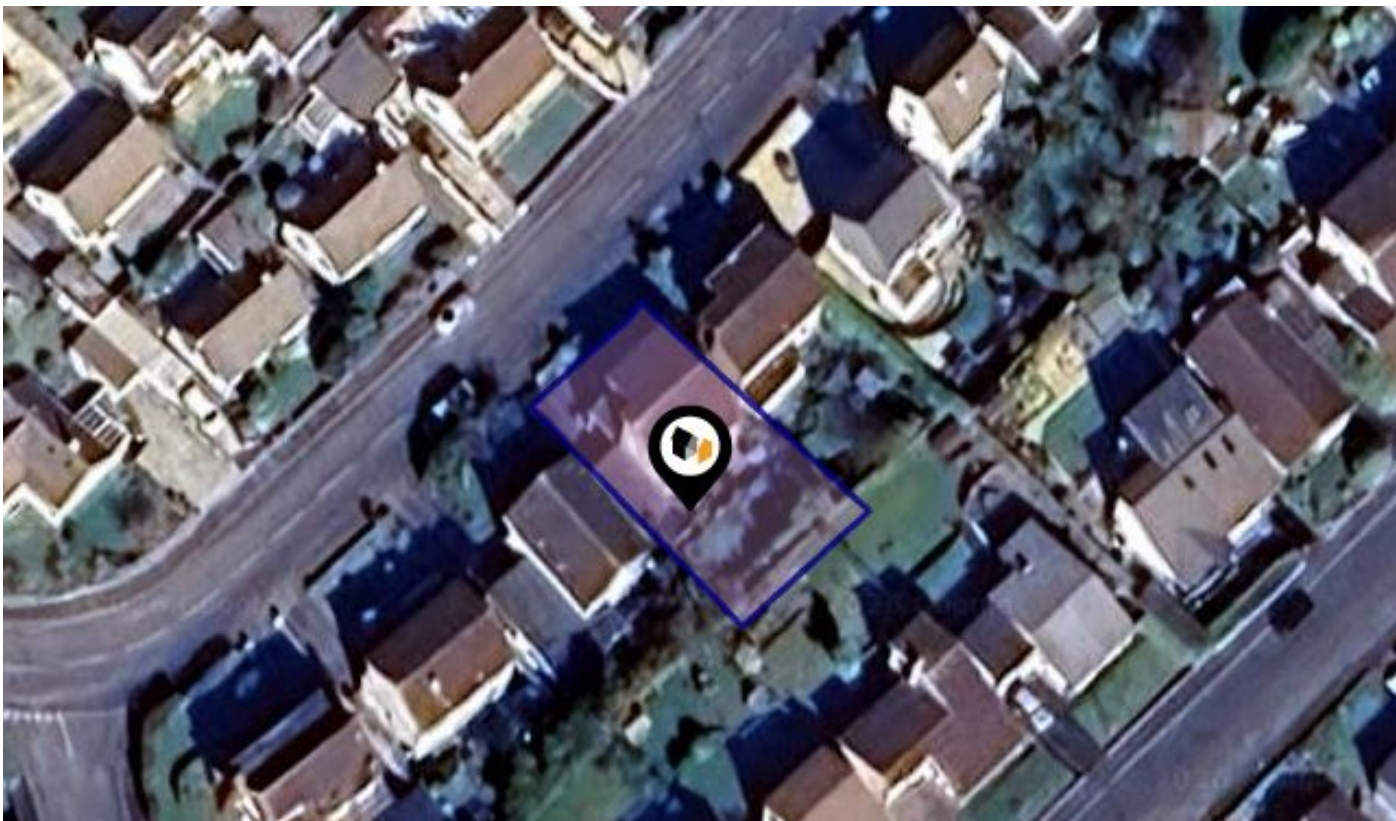




See More Online

KFB: Key Facts For Buyers

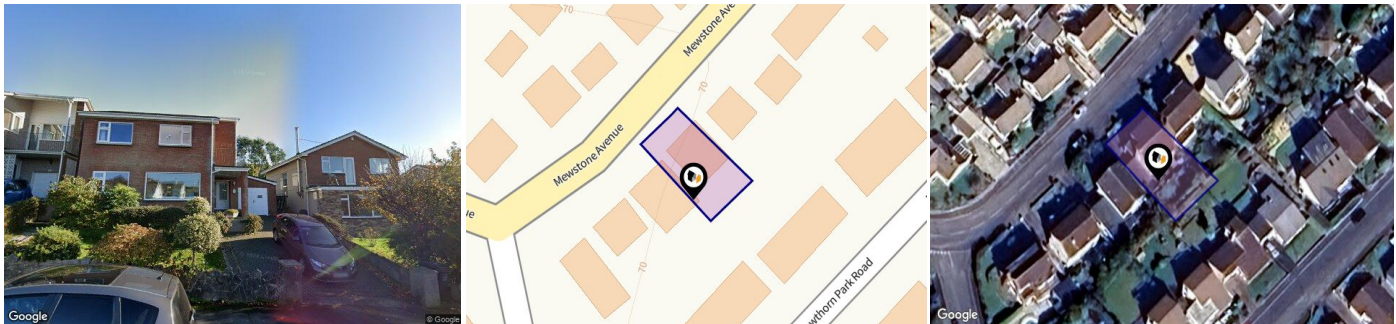
A Guide to This Property & the Local Area
Friday 22nd May 2026



MEWSTONE AVENUE, WEMBURY, PLYMOUTH, PL9

6 The Broadway Plymstock Plymouth PL9 7AU
01752 456000
plymstock@langtownandcountry.com
www.langtownandcountry.com





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,603 ft ² / 149 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band F		
Annual Estimate:	£3,778		
Title Number:	DN214965		

Local Area

Local Authority:	Devon	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	13	46	-
Flood Risk:		mb/s	mb/s	mb/s
• Rivers & Seas	Very low			
• Surface Water	Very low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



MEWSTONE AVENUE, WEMBURY, PLYMOUTH, PL9



Mewstone Avenue, Wembury, PLYMOUTH, PL9

Energy rating

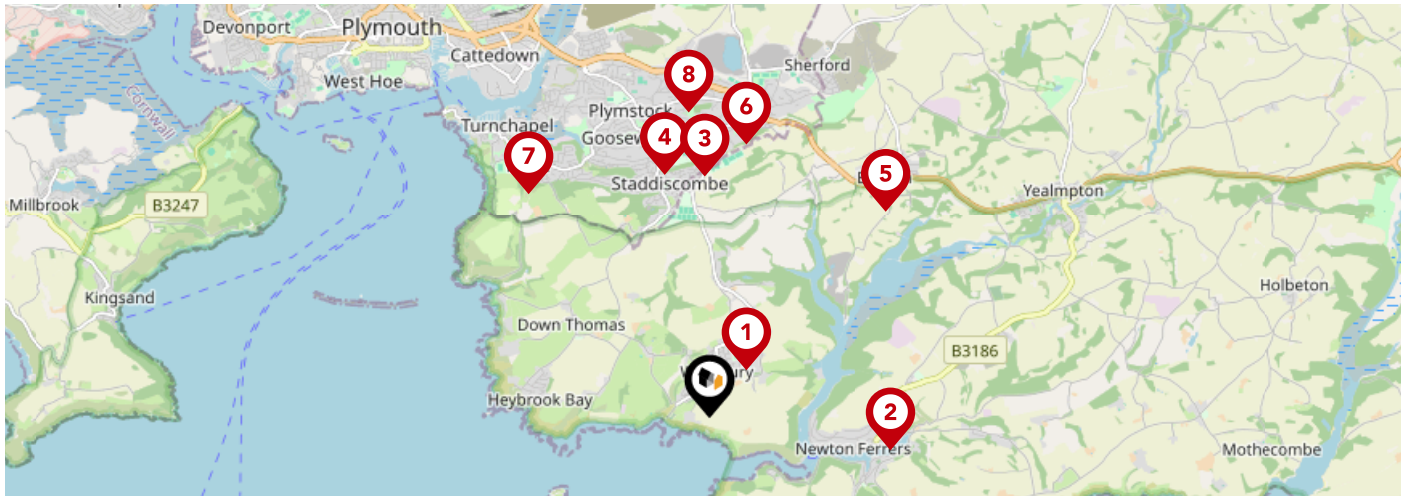
D

Valid until 20.04.2018

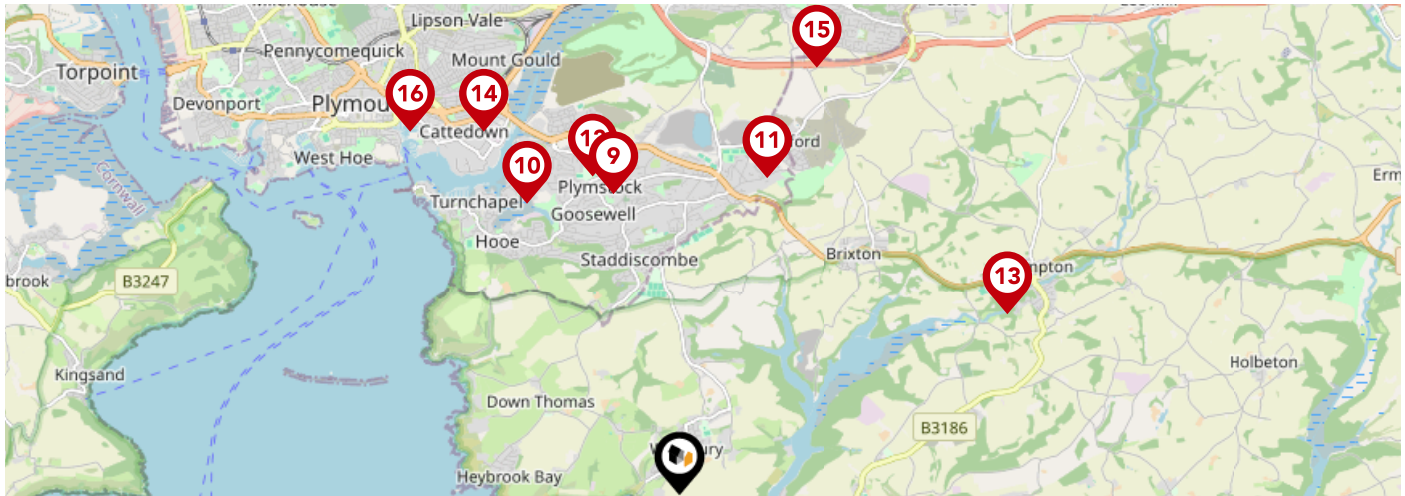
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Walls:	Wall
Walls Energy:	Good
Roof:	Roof
Roof Energy:	Average
Window:	Window
Window Energy:	Average
Main Heating:	Main-Heating
Main Heating Energy:	Good
Main Heating Controls:	Main-Heating-Controls
Main Heating Controls Energy:	Poor
Hot Water System:	Hot-Water
Hot Water Energy Efficiency:	Average
Lighting:	Lighting
Lighting Energy:	Very poor
Floors:	Floor
Secondary Heating:	Secondary-Heating
Total Floor Area:	149 m ²

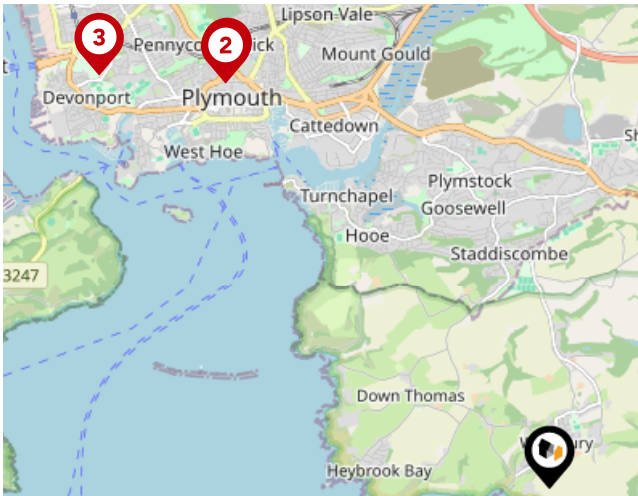


		Nursery	Primary	Secondary	College	Private
1	Wembury Primary School Ofsted Rating: Good Pupils: 184 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Newton Ferrers Church of England Primary School Ofsted Rating: Good Pupils: 125 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:2.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:2.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:2.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hooe Primary Academy Ofsted Rating: Good Pupils: 212 Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



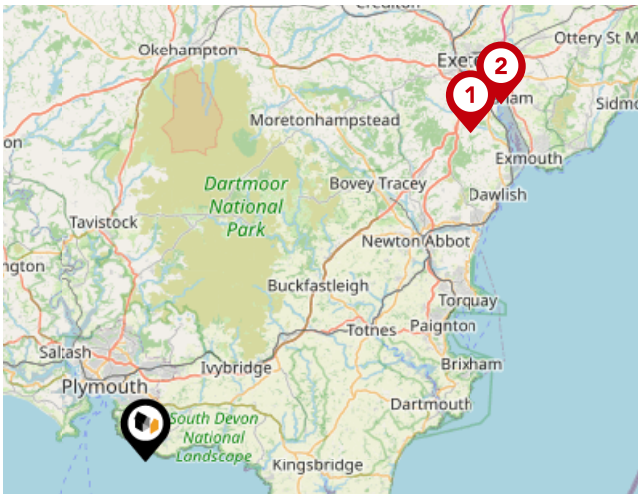
		Nursery	Primary	Secondary	College	Private
 Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:2.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:3.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:3.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:3.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Yealmpton Primary School Ofsted Rating: Good Pupils: 180 Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:3.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance:4.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:4.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



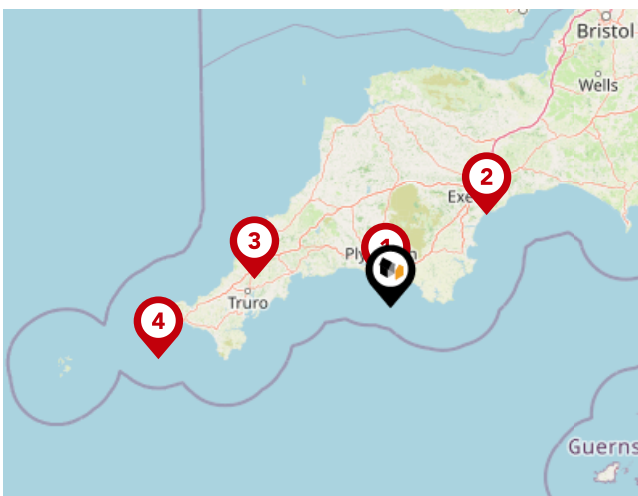
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	4.92 miles
2	Plymouth Rail Station	4.91 miles
3	Devonport Rail Station	5.78 miles



Trunk Roads/Motorways

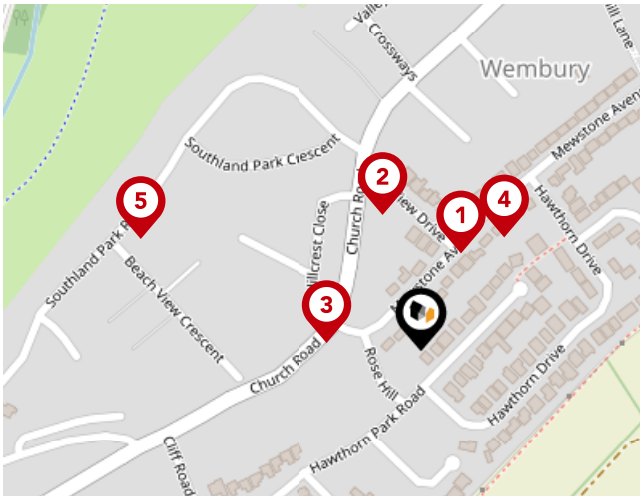
Pin	Name	Distance
1	M5 J31	34.92 miles
2	M5 J30	38.08 miles



Airports/Helipads

Pin	Name	Distance
1	Glenholt	7.13 miles
2	Exeter Airport	40.46 miles
3	St Mawgan	41.97 miles
4	Joppa	72.14 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hawthorn Drive	0.06 miles
2	Sea View Drive	0.08 miles
3	Mewstone Avenue Bottom	0.06 miles
4	Hawthorn Drive	0.08 miles
5	Southland Park Road	0.18 miles



Ferry Terminals

Pin	Name	Distance
1	Warren Point Ferry Landing	1.11 miles
2	Newton Ferrers Ferry Landing	1.11 miles
3	Noss Mayo Ferry Landing	1.22 miles



Lang & Co was founded in 1993 and Town & Country Lettings in 1997 both quickly built up a trusted reputation for giving honest and professional advice.

The business is headed up by a team of Directors who specialise in their own chosen fields. This unique attribute sets us apart from the competition and offers clients a chance to deal with leading, local property experts. This ensures that you receive the best possible advice whether you are selling, letting or buying.

Testimonial 1



Have used Lang Town & Country as my letting agent for many years. They have consistently found me an excellent quality of tenant paying a fair rent and staying long periods of time.

Testimonial 2



Very good service from Lang Town & Country who have managed our rental property over many years. Claire has been great with the letting and Nicky is always really helpful with any property management issues, which is ideal for the landlords. Many thanks!

Testimonial 3

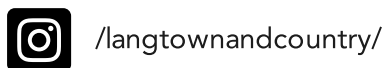


Really, really great service from the Lang Town & Country Lettings team. They have been a brilliant help in my move to Cornwall and have always answered my queries straight away. It has made the process really relaxing. Special thanks to Rebecca and Matthew.

Testimonial 4



Wonderful experience in letting an apartment through Lang Town & Country, especially as I had only just arrived in the country. Christine Ingram from lettings was particularly helpful, going out of her way in identifying the property and organising my move smoothly. I would highly recommend their services.



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