

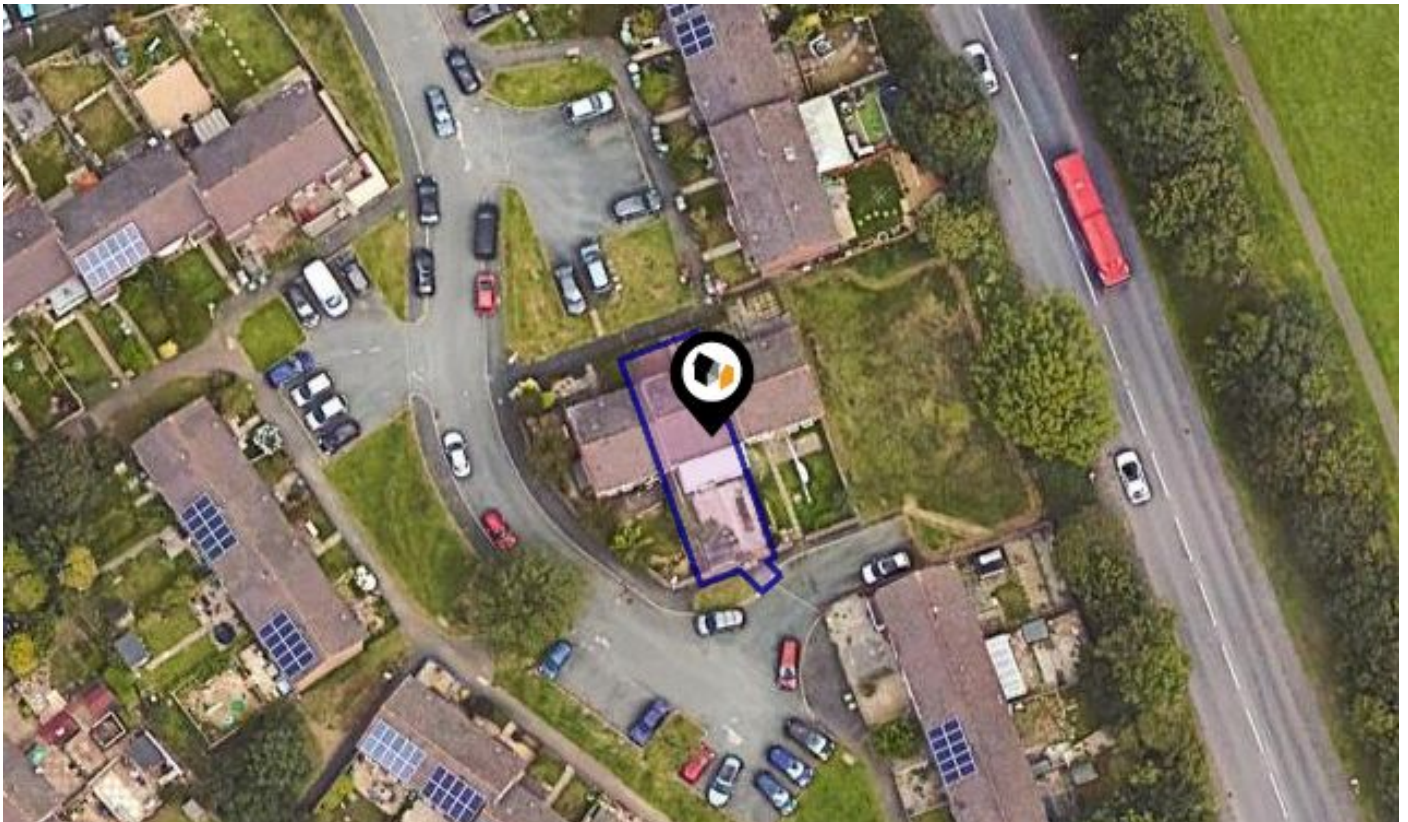


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 19<sup>th</sup> December 2024



## SHERRIL CLOSE, PLYMOUTH, PL9

### Lang Town & Country

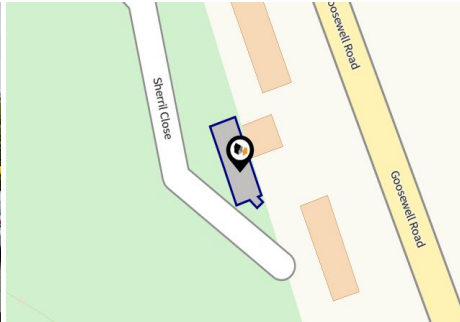
6 The Broadway Plymstock Plymouth PL9 7AU

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## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	979 ft <sup>2</sup> / 91 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,723		
<b>Title Number:</b>	DN229006		

## Local Area

<b>Local Authority:</b>	City of plymouth
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>10</b> mb/s	<b>70</b> mb/s	<b>-</b> mb/s
		

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



PL9

Energy rating

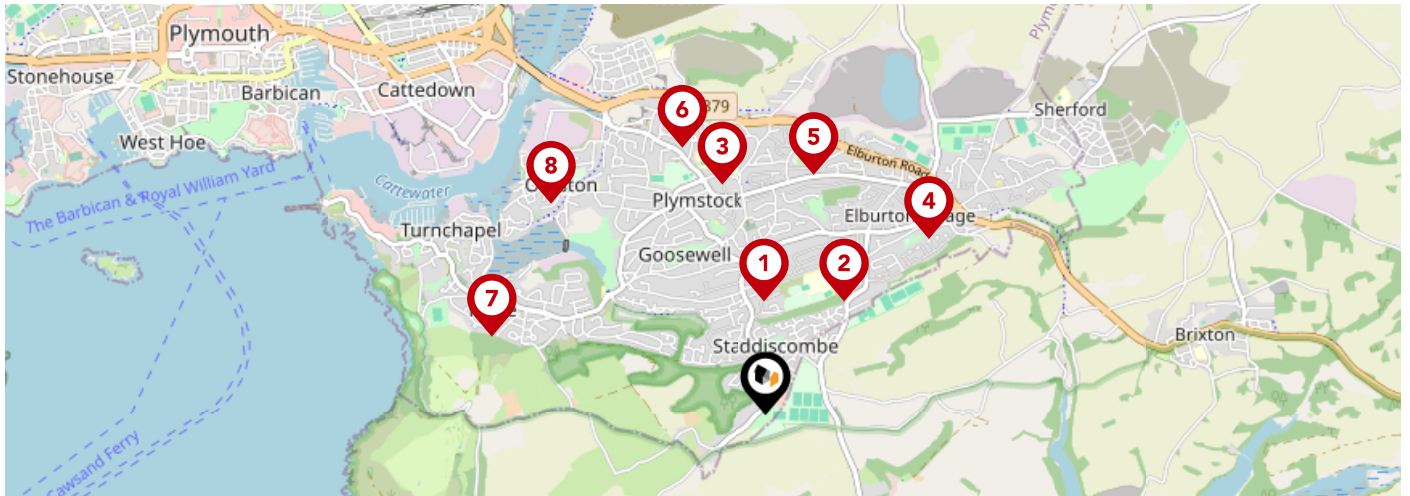
**D**

Valid until 18.06.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	67   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

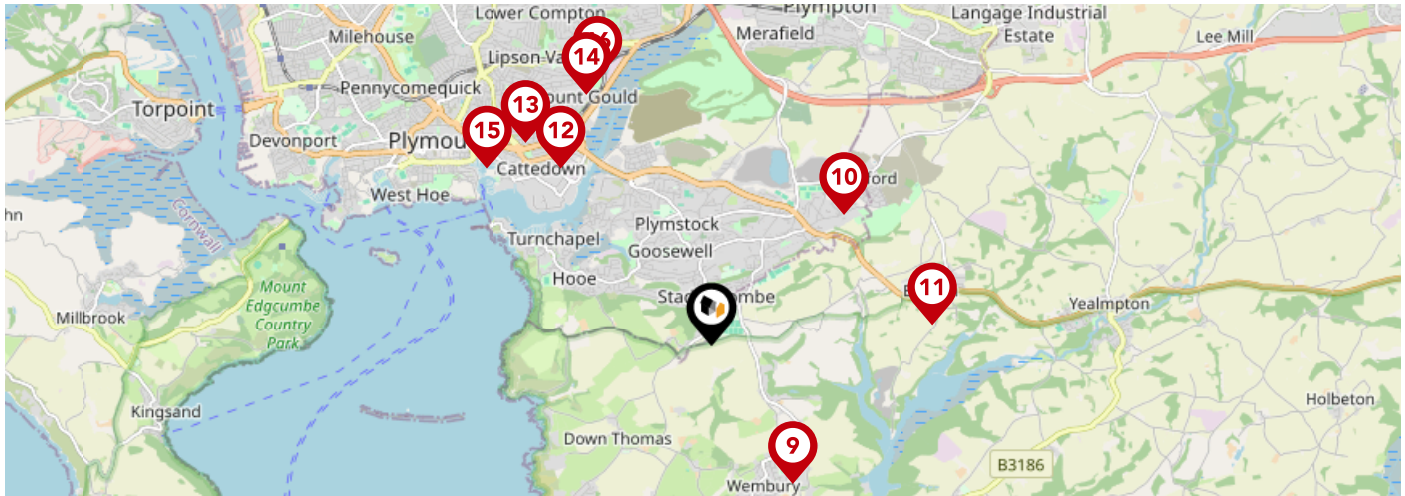
## Additional EPC Data









<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated at rafters
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 18% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	91 m <sup>2</sup>



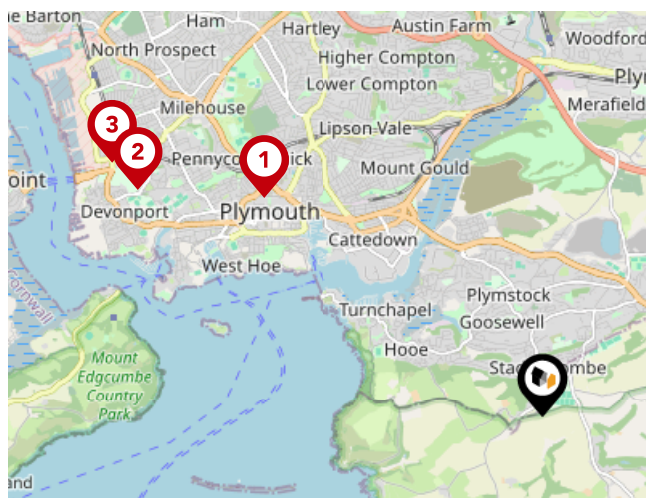
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Goosewell Primary Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Coombe Dean School</b> Ofsted Rating: Good   Pupils: 995   Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Plymstock School</b> Ofsted Rating: Good   Pupils: 1671   Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Elburton Primary School</b> Ofsted Rating: Outstanding   Pupils: 465   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Morley Meadow Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Pomphlett Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Hooe Primary Academy</b> Ofsted Rating: Good   Pupils: 212   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Oreston Community Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





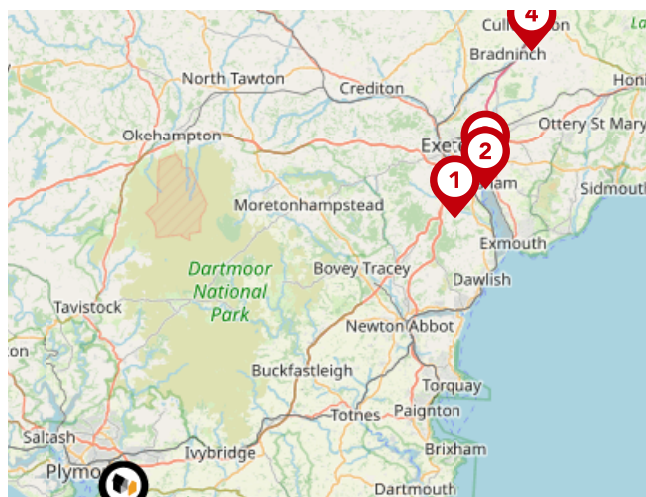
	Nursery	Primary	Secondary	College	Private
 <b>Wembury Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Sherford Vale School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 258   Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Mary's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 102   Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Prince Rock Primary School</b> Ofsted Rating: Outstanding   Pupils: 408   Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Salisbury Road Primary School</b> Ofsted Rating: Good   Pupils: 381   Distance:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Lipson Co-operative Academy</b> Ofsted Rating: Good   Pupils: 1102   Distance:2.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Holy Cross Catholic Primary School</b> Ofsted Rating: Good   Pupils: 306   Distance:2.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Laira Green Primary School</b> Ofsted Rating: Good   Pupils: 230   Distance:2.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



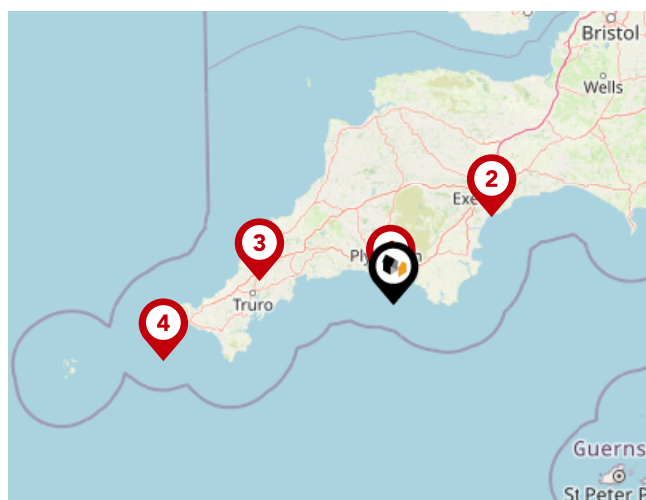
## National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.36 miles
2	Devonport Rail Station	4.4 miles
3	Dockyard (Plymouth) Rail Station	4.74 miles



## Trunk Roads/Motorways

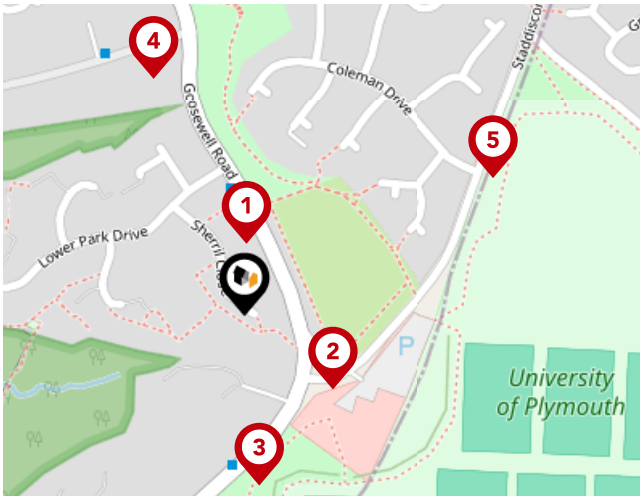
Pin	Name	Distance
1	M5 J31	33.99 miles
2	M5 J30	37.15 miles
3	M5 J29	38 miles
4	M5 J28	46.97 miles



## Airports/Helipads

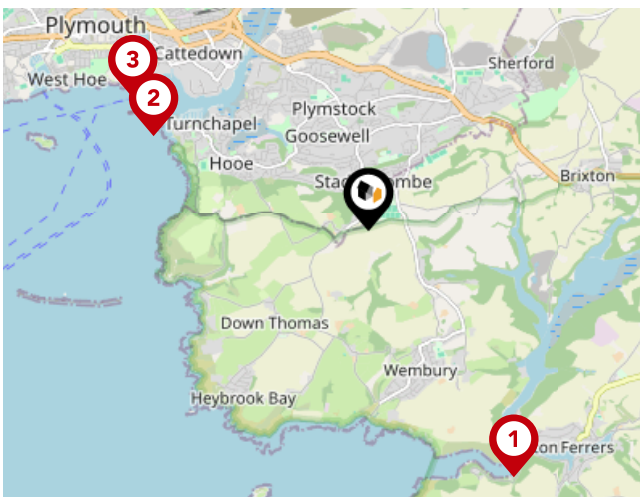
Pin	Name	Distance
1	Glenholt	5.32 miles
2	Exeter Airport	39.55 miles
3	St Mawgan	41.22 miles
4	Joppa	72.11 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Lower Park Drive	0.04 miles
2	Staddiscombe Social Club	0.07 miles
3	Staddiscombe Park	0.1 miles
4	Holmwood Avenue	0.15 miles
5	Coleman Drive	0.17 miles



## Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	2.7 miles
2	Plymouth Mount Batten Ferry Landing	2.22 miles
3	Plymouth (Barbican) Landing Stage	2.56 miles



## Important - Please Read

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# Lang Town & Country

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