

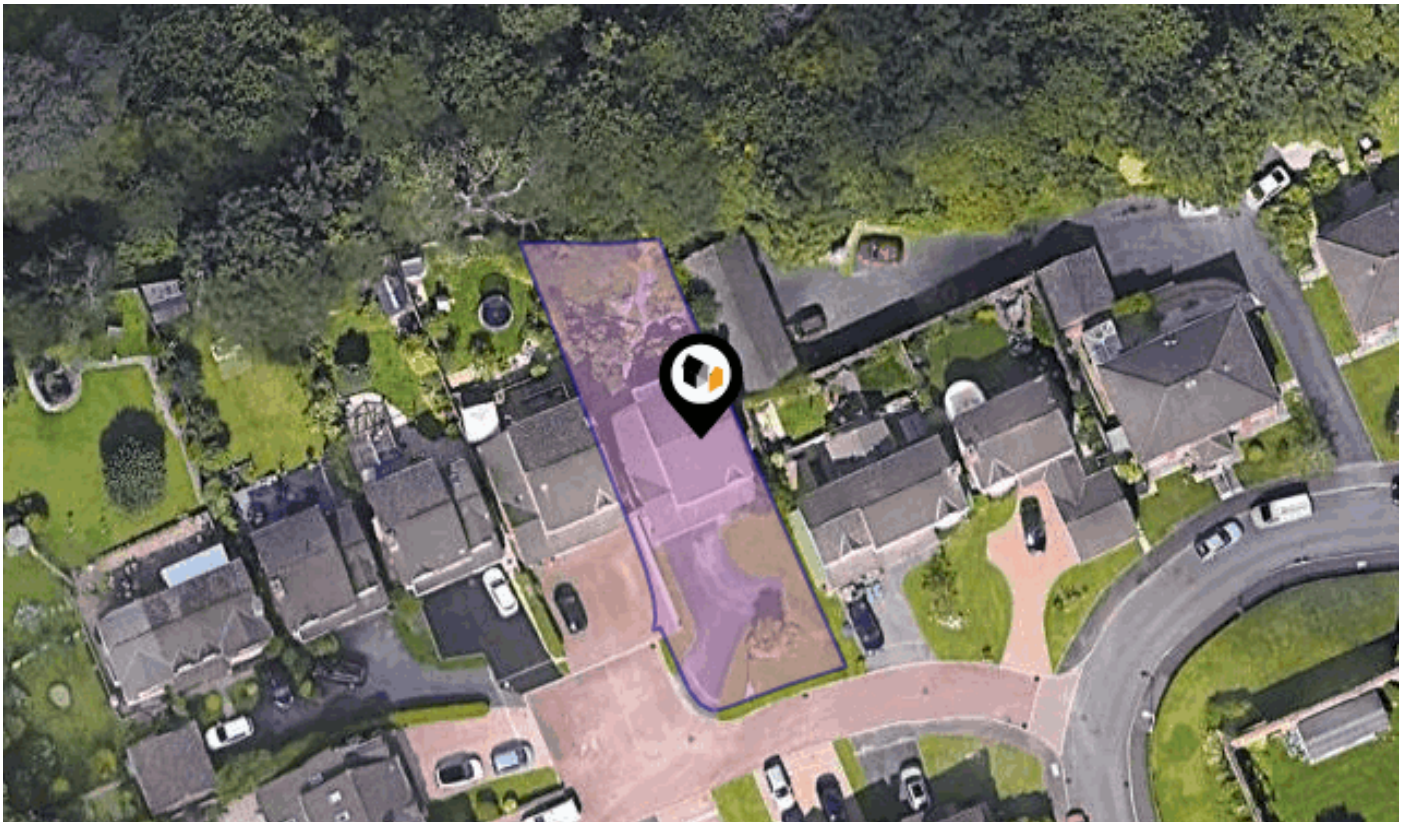


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 20th December 2024



MORLEY CLOSE, PLYMOUTH, PL7

Lang Town & Country

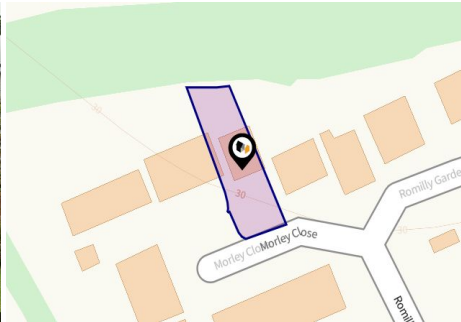
6 The Broadway Plymstock Plymouth PL9 7AU

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,216 ft ² / 113 m ²		
Plot Area:	0.13 acres		
Year Built :	1983-1990		
Council Tax :	Band E		
Annual Estimate:	£2,707		
Title Number:	DN177722		

Local Area

Local Authority:	Plymouth
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	64 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



PL7

Energy rating

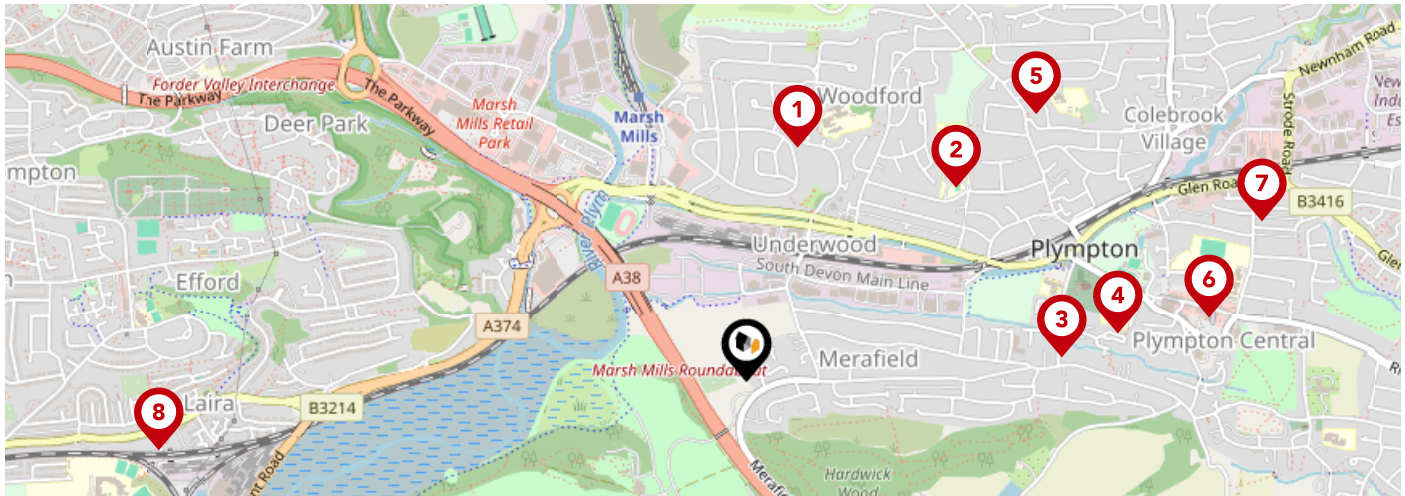
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Valid until 14.11.2032

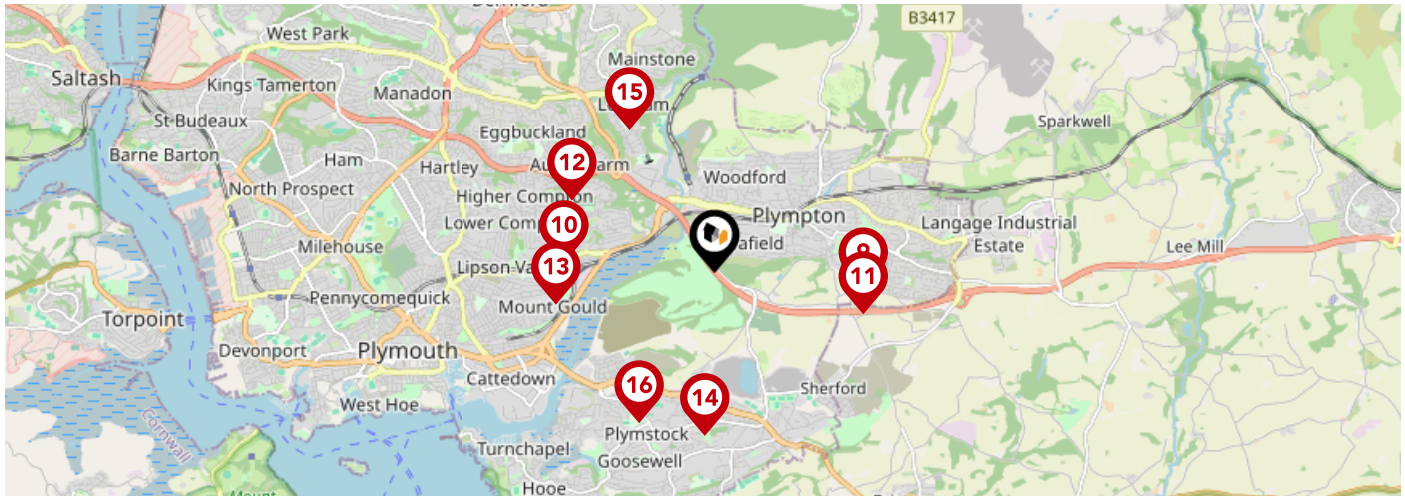
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	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, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
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:	113 m ²

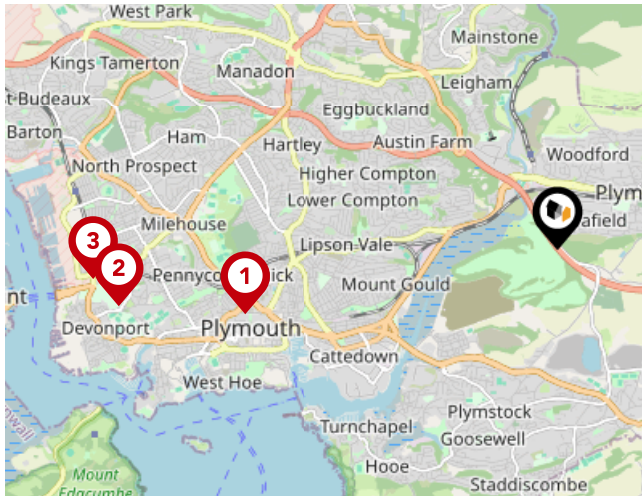


		Nursery	Primary	Secondary	College	Private
1	Woodford Primary School Ofsted Rating: Good Pupils: 402 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hele's School Ofsted Rating: Good Pupils: 1386 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Plympton St Mary's CofE Infant School Ofsted Rating: Good Pupils: 100 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Old Priory Junior Academy Ofsted Rating: Good Pupils: 192 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Boringdon Primary School Ofsted Rating: Good Pupils: 394 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Plympton Academy Ofsted Rating: Requires improvement Pupils: 1145 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Glen Park Primary School Ofsted Rating: Outstanding Pupils: 407 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Laura Green Primary School Ofsted Rating: Good Pupils: 230 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



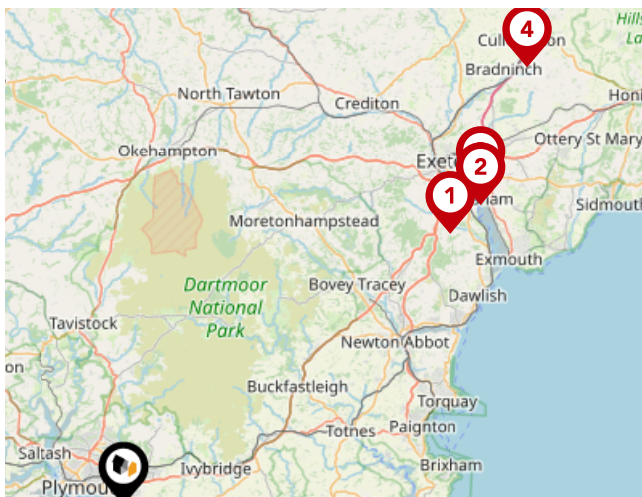
		Nursery	Primary	Secondary	College	Private
	Longcause Community Special School Ofsted Rating: Good Pupils: 110 Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	High View School Ofsted Rating: Outstanding Pupils: 356 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Austin Farm Academy Ofsted Rating: Good Pupils: 125 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance:1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leigham Primary School Ofsted Rating: Good Pupils: 399 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



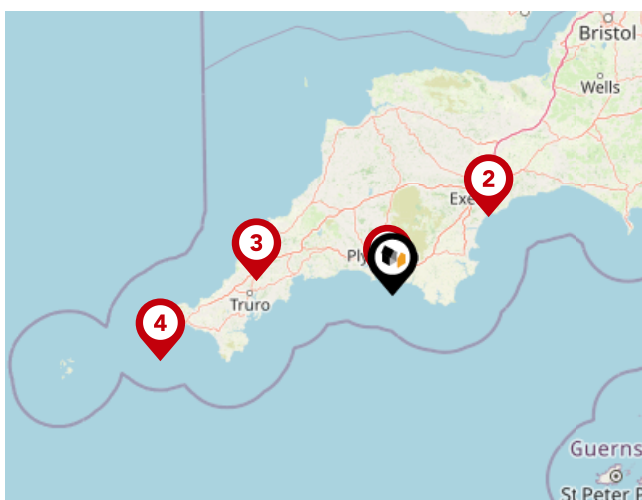
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.02 miles
2	Devonport Rail Station	4.18 miles
3	Dockyard (Plymouth) Rail Station	4.39 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	31.98 miles
2	M5 J30	35.13 miles
3	M5 J29	35.94 miles
4	M5 J28	44.75 miles

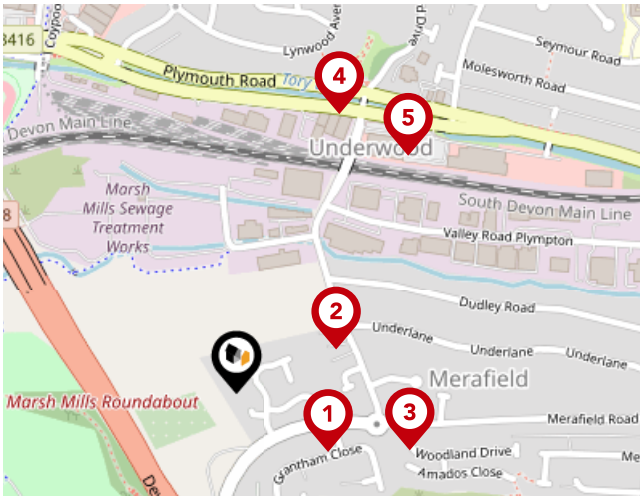


Airports/Helipads

Pin	Name	Distance
1	Glenholt	2.9 miles
2	Exeter Airport	37.55 miles
3	St Mawgan	41.14 miles
4	Joppa	73.06 miles

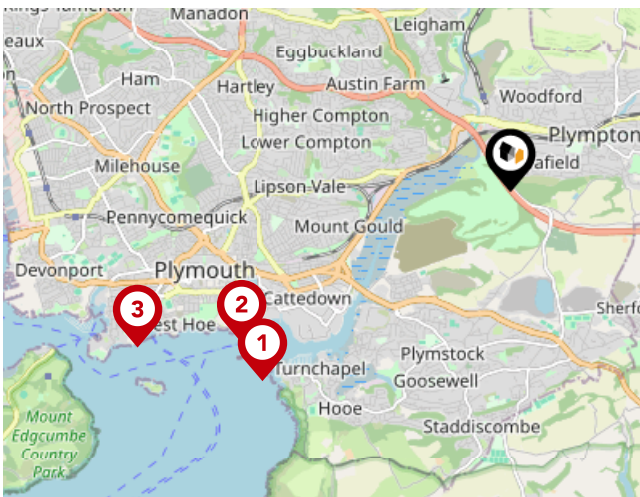
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Saltram	0.13 miles
2	Cot Hill	0.13 miles
3	Woodland Drive	0.21 miles
4	Great Woodford Drive	0.35 miles
5	Plymouth Road	0.35 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	2.95 miles
2	Plymouth (Barbican) Landing Stage	2.91 miles
3	Plymouth Ferry Terminal	3.83 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.

Lang Town & Country

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