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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 17th January 2025



12, THE CRESCENT, PLYMOUTH, PL1

Lang Town & Country

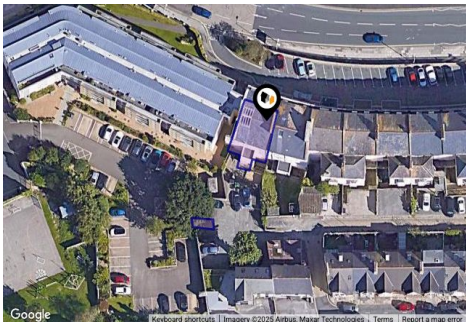
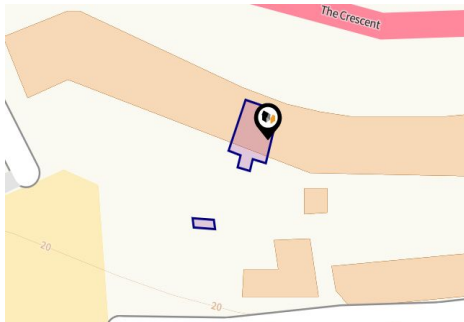
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com








Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	25/03/2018
Floor Area:	527 ft ² / 49 m ²	End Date:	11/06/3015
Plot Area:	0.03 acres	Lease Term:	999 years from 11 June 2016
Year Built :	2018	Term Remaining:	991 years
Council Tax :	Band A		
Annual Estimate:	£1,477		
Title Number:	DN697123		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	330 mb/s
		

Mobile Coverage: (based on calls indoors)

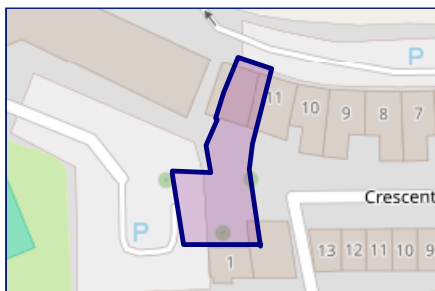


Satellite/Fibre TV Availability:



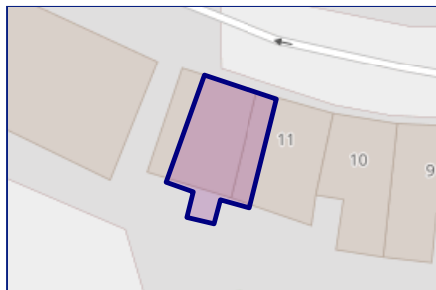
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



DN478654

Leasehold Title Plan



DN697123

Start Date: 25/03/2018
End Date: 11/06/3015
Lease Term: 999 years from 11 June 2016
Term: 991 years
Remaining:

Start Date: 25/03/2018
End Date: 11/06/3015
Lease Term: 999 years from 11 June 2016
Term: 991 years
Remaining:

12, The Crescent, PL1

Energy rating

C

Valid until 02.10.2029

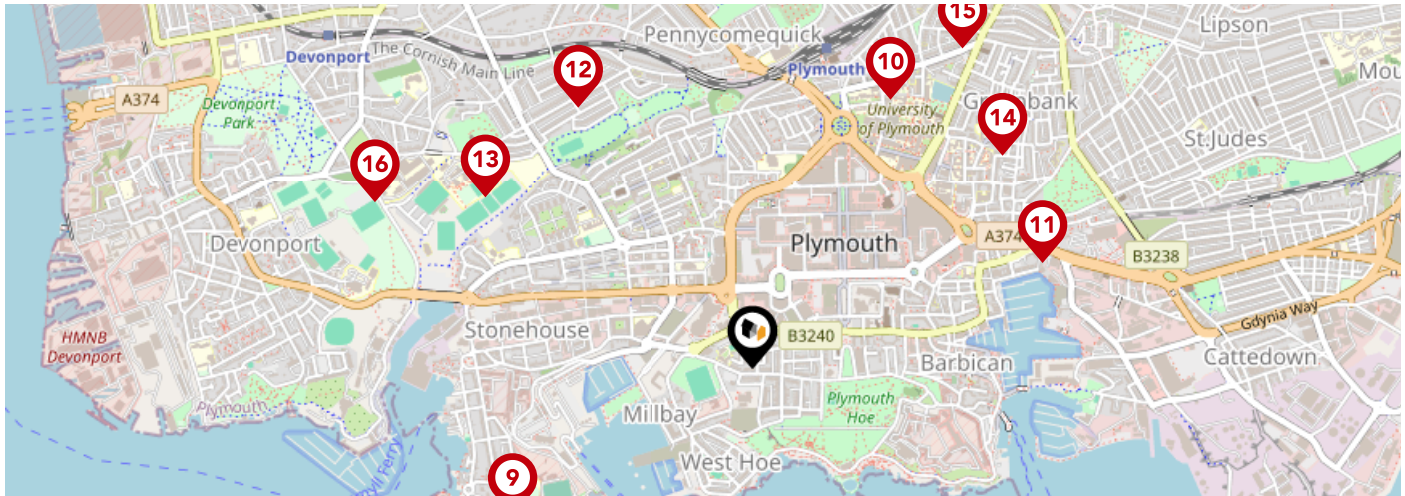
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Flat
Build Form:	Enclosed Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	2nd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, with internal insulation
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	49 m ²

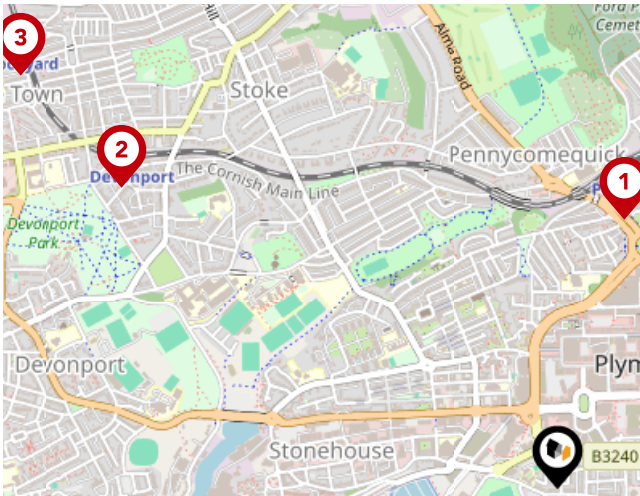


	Nursery	Primary	Secondary	College	Private
1 St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



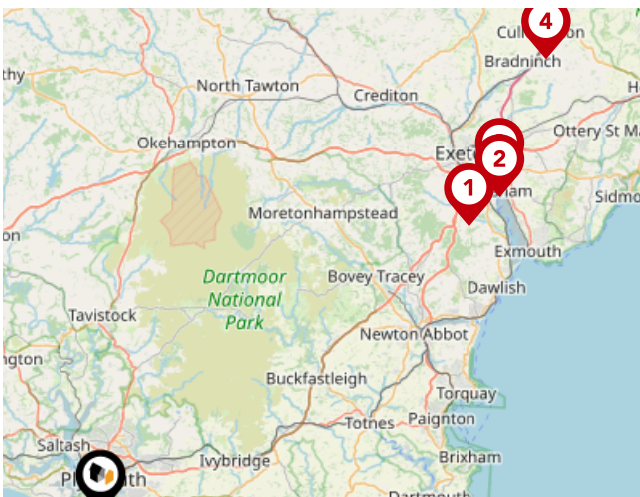
		Nursery	Primary	Secondary	College	Private
	St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



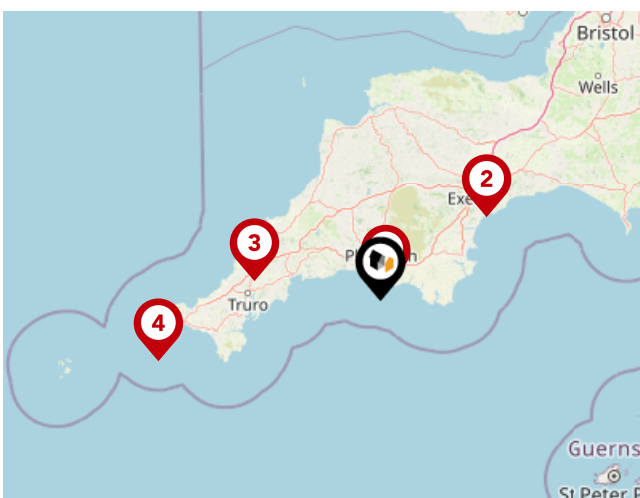
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.66 miles
2	Devonport Rail Station	1.25 miles
3	Dockyard (Plymouth) Rail Station	1.6 miles



Trunk Roads/Motorways

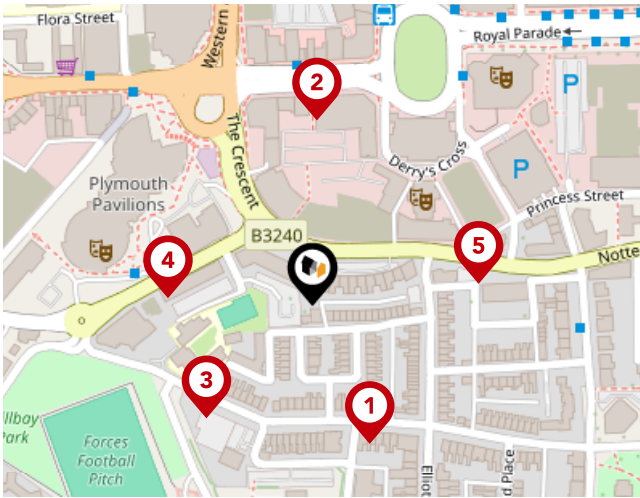
Pin	Name	Distance
1	M5 J31	35.19 miles
2	M5 J30	38.34 miles
3	M5 J29	39.12 miles
4	M5 J28	47.8 miles



Airports/Helipads

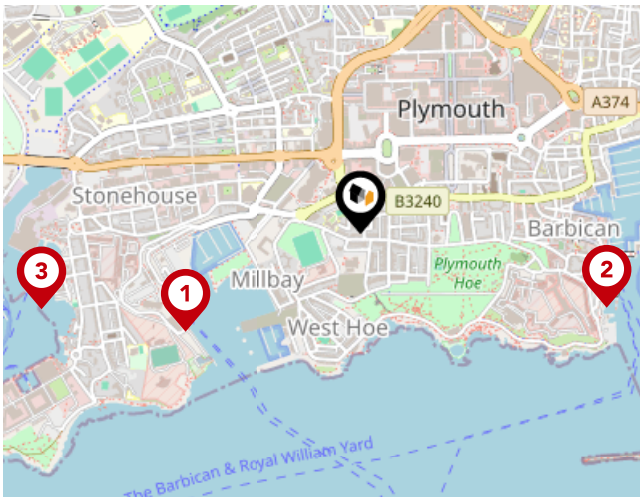
Pin	Name	Distance
1	Glenholt	4.1 miles
2	Exeter Airport	40.76 miles
3	St Mawgan	38.21 miles
4	Joppa	69.73 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Leigham Street	0.09 miles
2	Walkabout	0.11 miles
3	St Andrews School	0.09 miles
4	New Continental Hotel	0.09 miles
5	Athenaeum Place	0.1 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Ferry Terminal	0.47 miles
2	Plymouth (Barbican) Landing Stage	0.61 miles
3	Plymouth Stonehouse Ferry Terminal	0.77 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.

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Lang Town & Country

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