

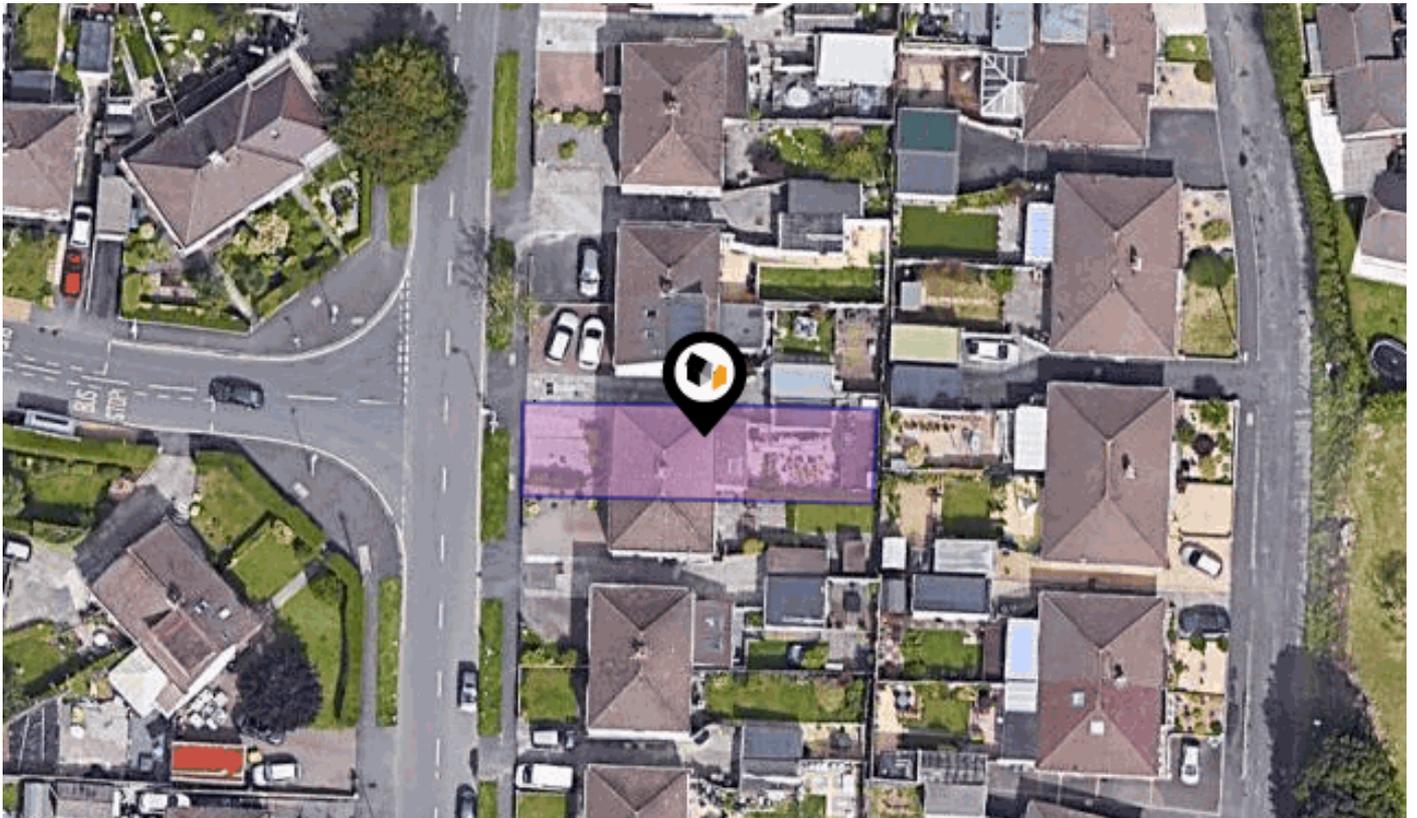


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 03rd March 2025



LARKHAM LANE, PLYMOUTH, PL7

Lang Town & Country

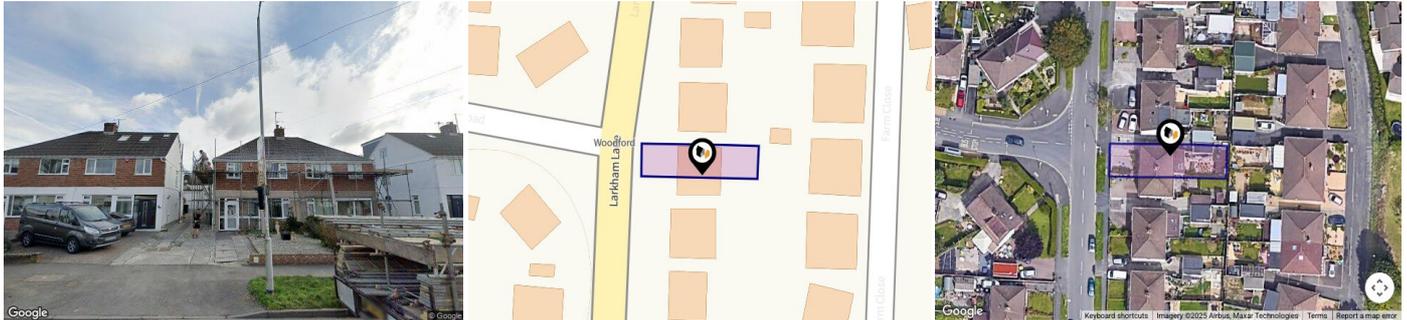
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,184 ft ² / 110 m ²		
Plot Area:	0.06 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£1,969		
Title Number:	DN118306		

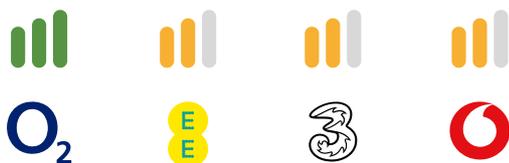
Local Area

Local Authority:	City of plymouth
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	77 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



PLYMOUTH, PL7

Energy rating

D

Valid until 27.02.2035

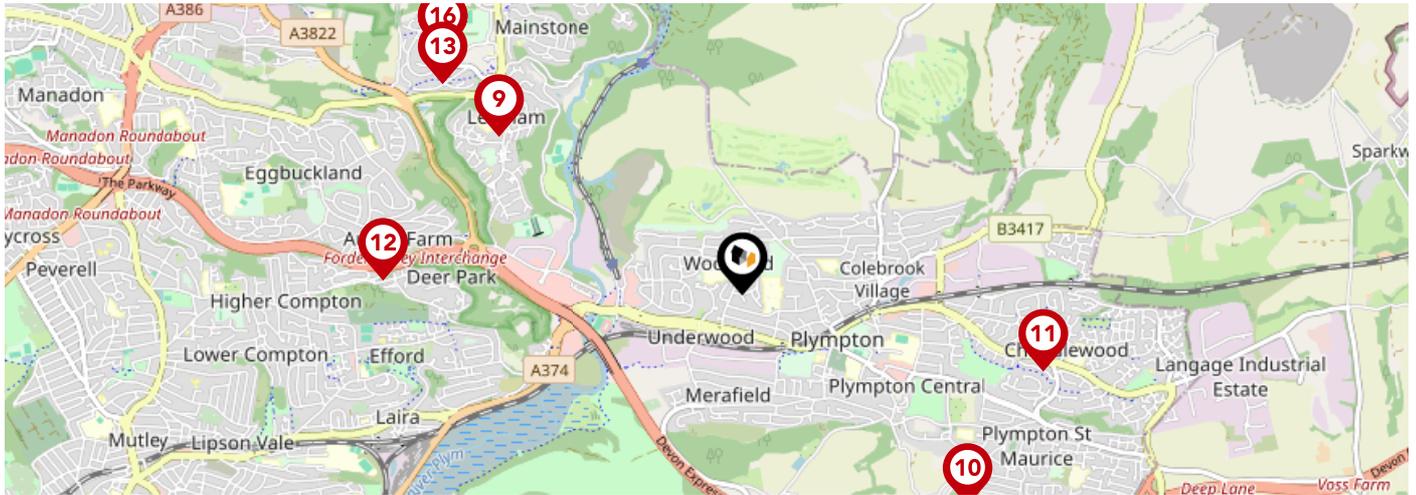
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	110 m ²



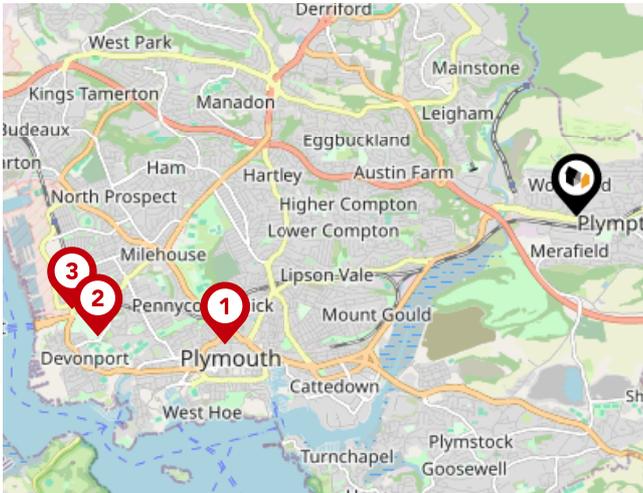
		Nursery	Primary	Secondary	College	Private
1	Hele's School Ofsted Rating: Good Pupils: 1386 Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Woodford Primary School Ofsted Rating: Good Pupils: 402 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Boringdon Primary School Ofsted Rating: Good Pupils: 394 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Plympton St Mary's CofE Infant School Ofsted Rating: Good Pupils: 100 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Old Priory Junior Academy Ofsted Rating: Good Pupils: 192 Distance:0.72	<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:0.86	<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:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Longcause Community Special School Ofsted Rating: Good Pupils: 110 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 Leigham Primary School Ofsted Rating: Good Pupils: 399 Distance:1.37	<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:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Chaddlewood Primary School Ofsted Rating: Good Pupils: 372 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:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Tor Bridge Primary School Ofsted Rating: Outstanding Pupils: 184 Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Plym Bridge Nursery School and Day Care Ofsted Rating: Good Pupils: 54 Distance:1.81	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Tor Bridge High Ofsted Rating: Good Pupils: 1171 Distance:1.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Cann Bridge School Ofsted Rating: Good Pupils: 95 Distance:1.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

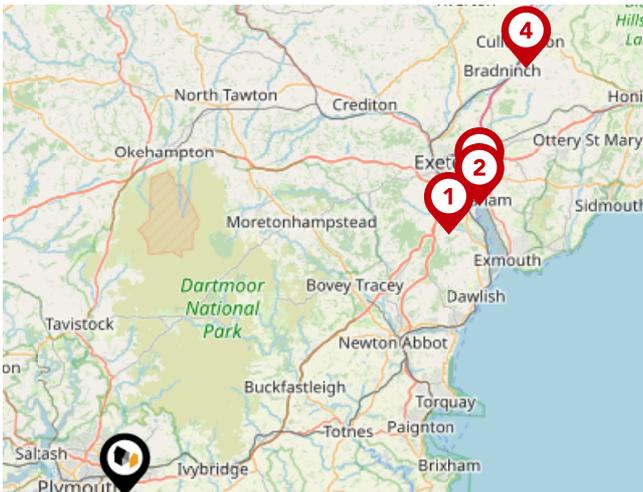
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.52 miles
2	Devonport Rail Station	4.64 miles
3	Dockyard (Plymouth) Rail Station	4.81 miles



Trunk Roads/Motorways

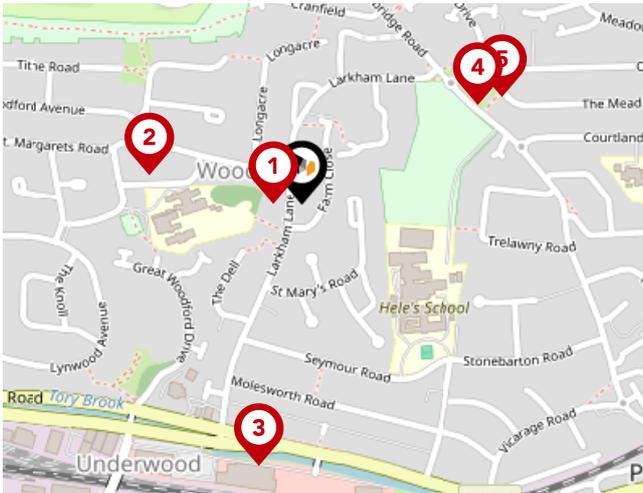
Pin	Name	Distance
1	M5 J31	31.33 miles
2	M5 J30	34.48 miles
3	M5 J29	35.28 miles
4	M5 J28	44.07 miles



Airports/Helipads

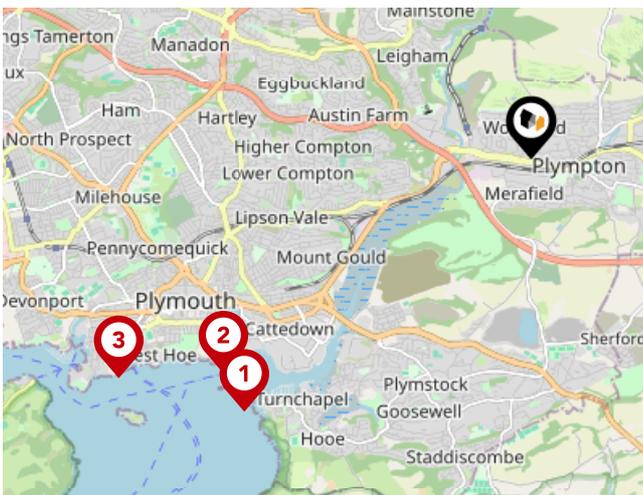
Pin	Name	Distance
1	Glenholt	2.63 miles
2	Exeter Airport	36.9 miles
3	St Mawgan	41.43 miles
4	Joppa	73.56 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Larkham Lane	0.03 miles
2	Litchaton Crescent	0.18 miles
3	Larkham Lane	0.31 miles
4	Crossway Green	0.24 miles
5	The Mead	0.27 miles



Ferry Terminals

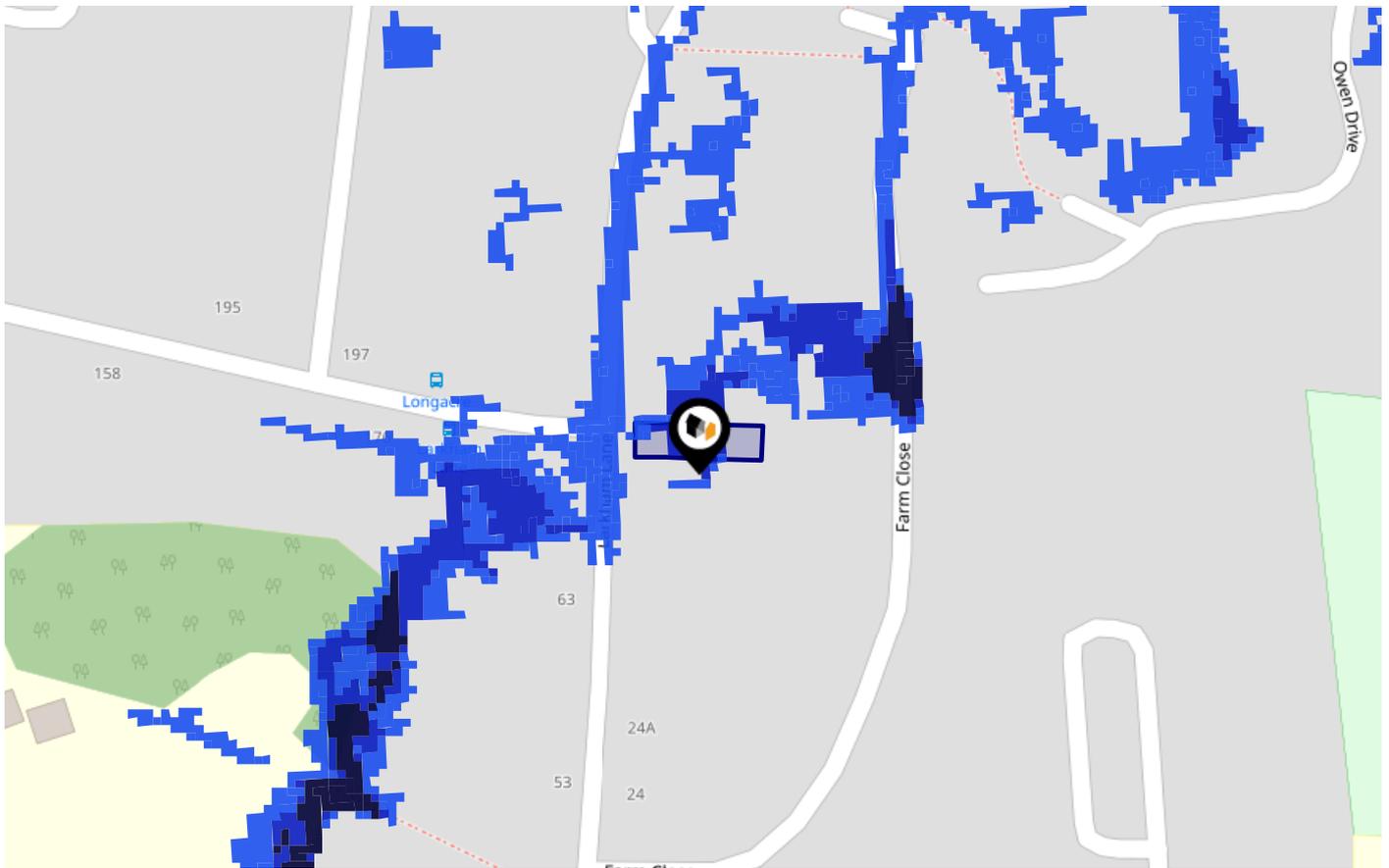
Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	3.61 miles
2	Plymouth (Barbican) Landing Stage	3.52 miles
3	Plymouth Ferry Terminal	4.4 miles

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: Medium

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

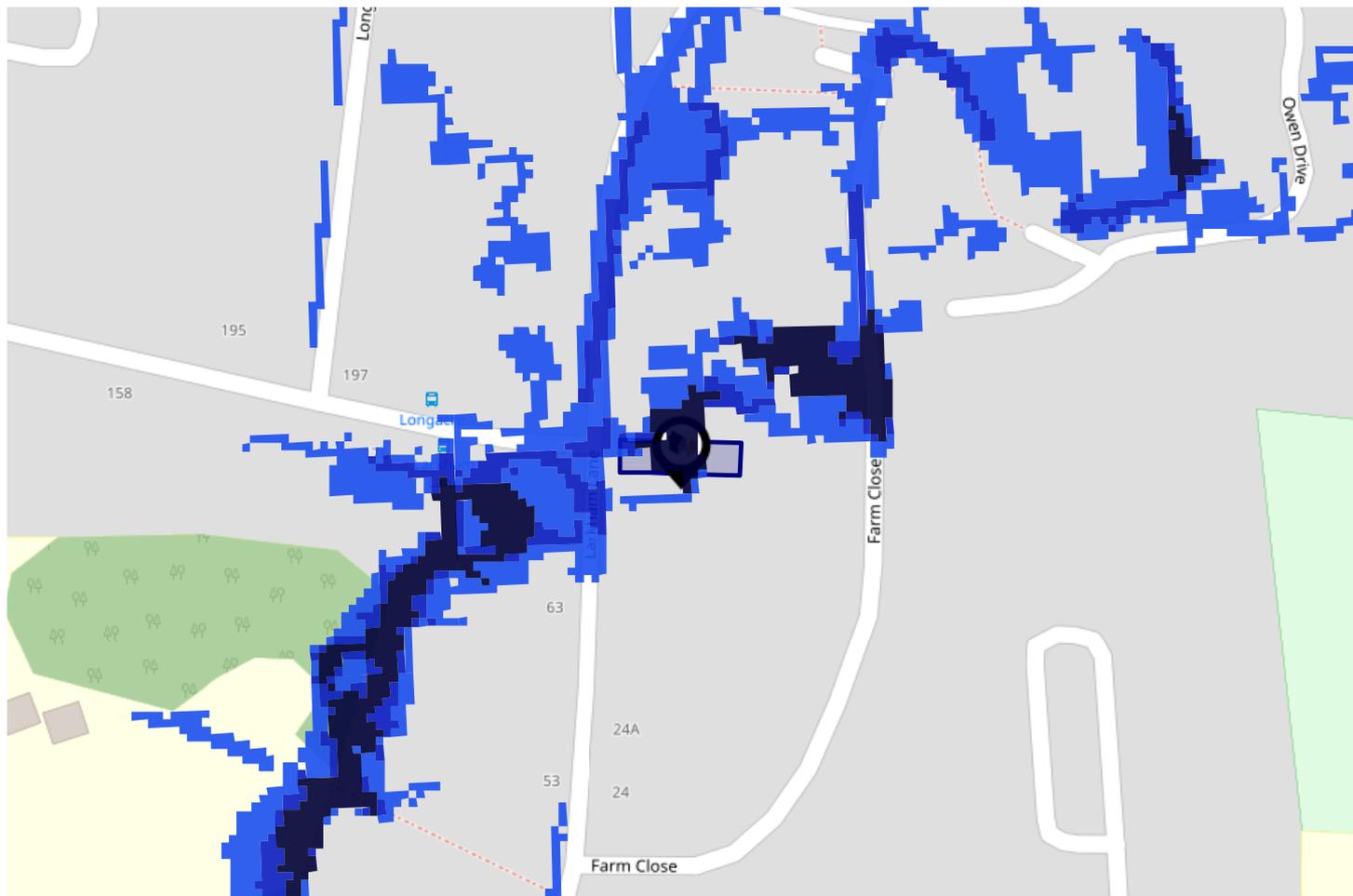


Flood Risk

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: High

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:

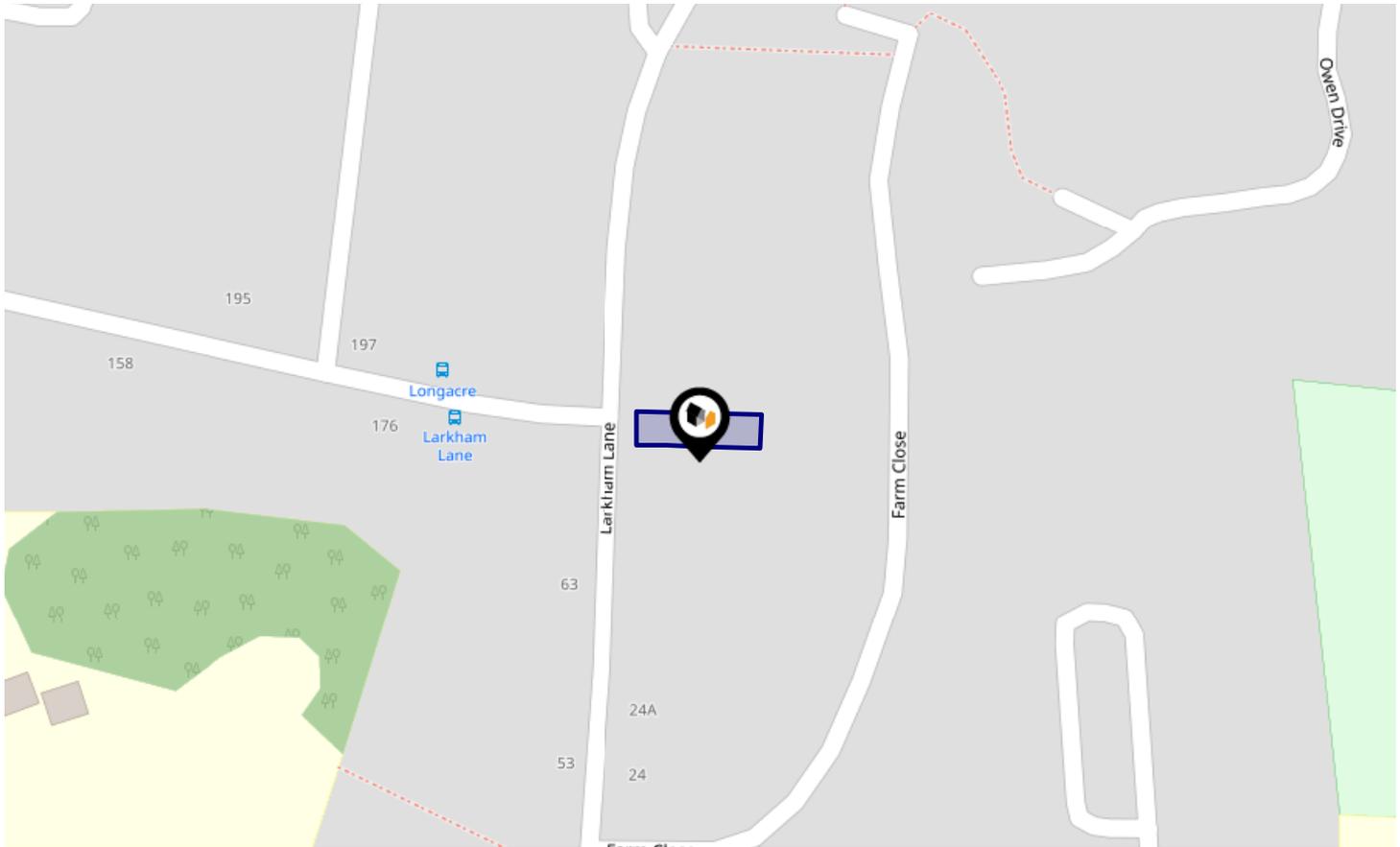


Flood Risk

Rivers & Seas - 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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

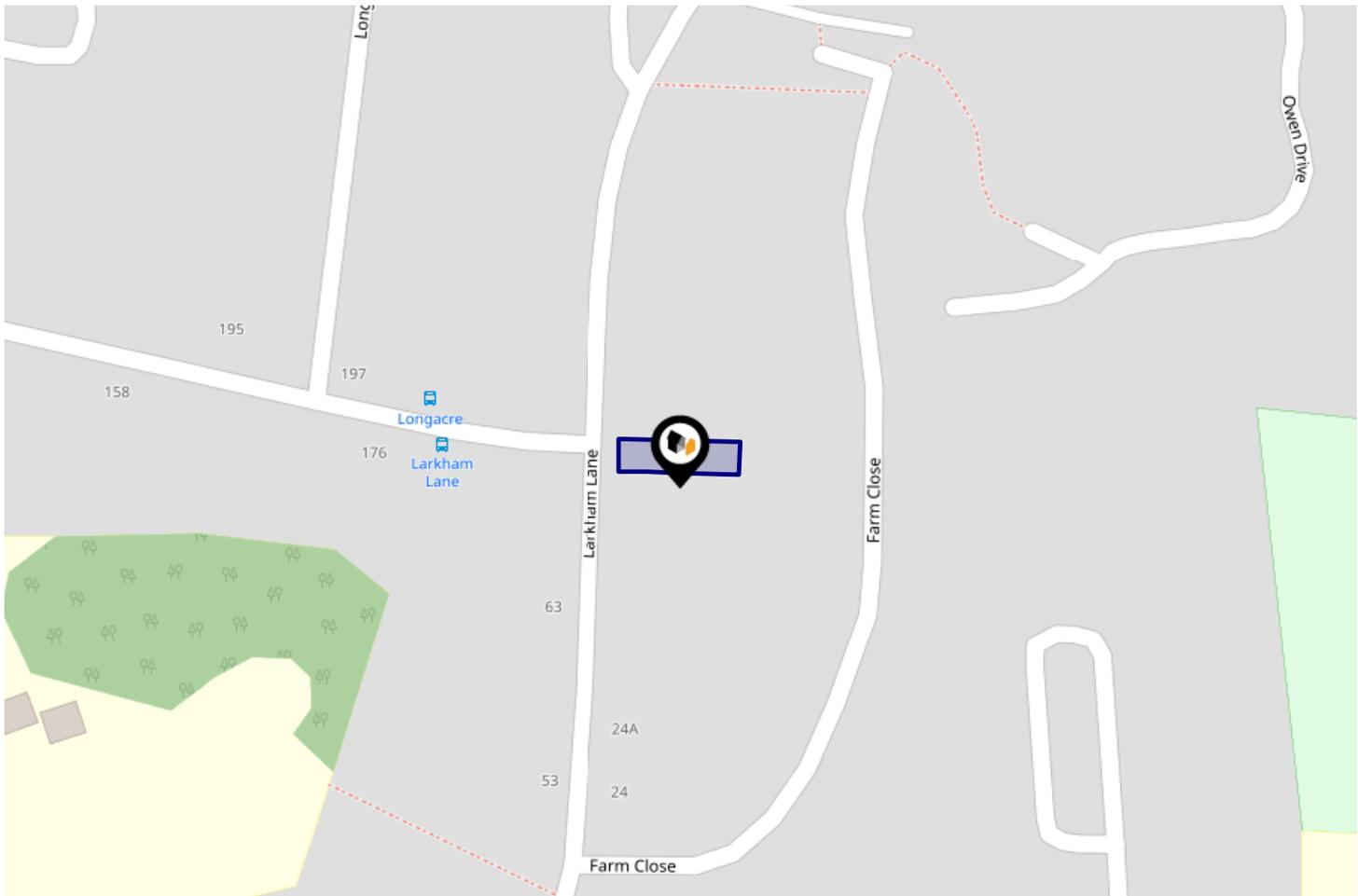


Flood Risk

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.

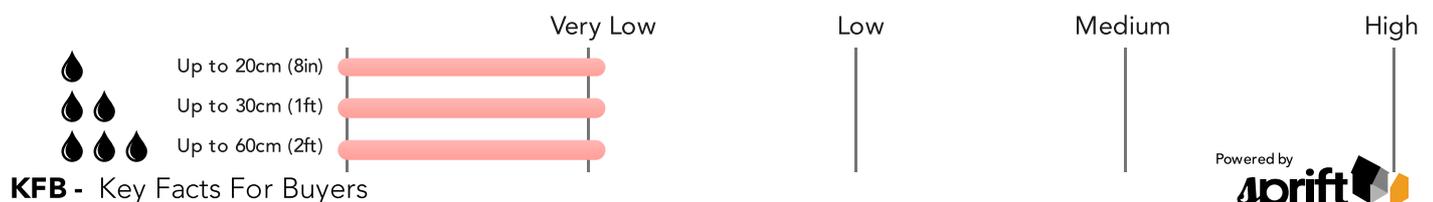


Risk Rating: Very low

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.
- **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:



Testimonial 1



Peter Gough

Selling a house can be a bit stressful. However, most of that was taken away by the team at Lang Town & Country at Plymstock. We were always kept informed and when the marketing needed tweaking they were quick to advise but it didn't feel like you were being pressured. We got our sale and it was thanks to their hard work.

A big thank you to the whole team.

Testimonial 2



Simon Sutherland

A really positive experience from a very friendly and efficient team at Lang Town & Country who kept me informed at every stage of the process and made things simplistic and easy to negotiate from start to finish! Would definitely recommend to friends & family and will use again in the future, should the need arise?!

Testimonial 3



Gail Lord

Lang Town & Country Plymstock were an absolute pleasure to deal with and helped with every step of the purchase of our home until completion. Their staff are friendly, professional and knowledgeable and I would have no hesitation in recommending their services which are outstanding. Thank you.

Testimonial 4



Samantha Carrington

Delighted with the support we had from the whole team at Lang Town & Country. From excellent advice on pricing and marketing, to being in touch throughout the whole process and keeping us informed, and helping us through the inevitable wobbles! We've now successfully completed our sale and would thoroughly recommend them.



/langproperty/



/langproperty



/langtownandcountry/

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Lang Town & Country

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