

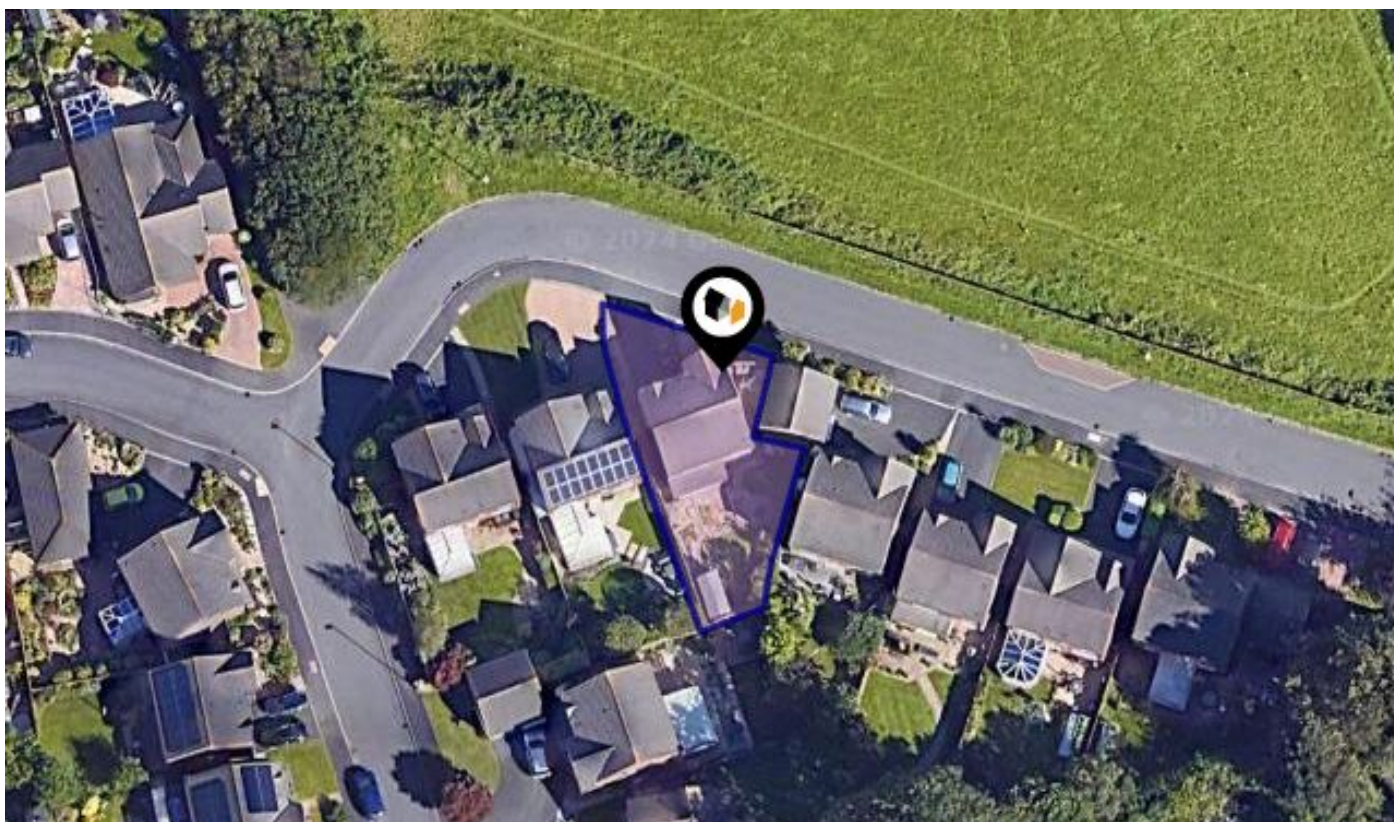


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 13th December 2024



CANDISH DRIVE, PLYMOUTH, PL9

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	871 ft ² / 81 m ²		
Plot Area:	0.07 acres		
Year Built :	1983-1990		
Council Tax :	Band E		
Annual Estimate:	£2,707		
Title Number:	DN432370		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

25 mb/s	1000 mb/s
	

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Candish Drive, PL9

Energy rating

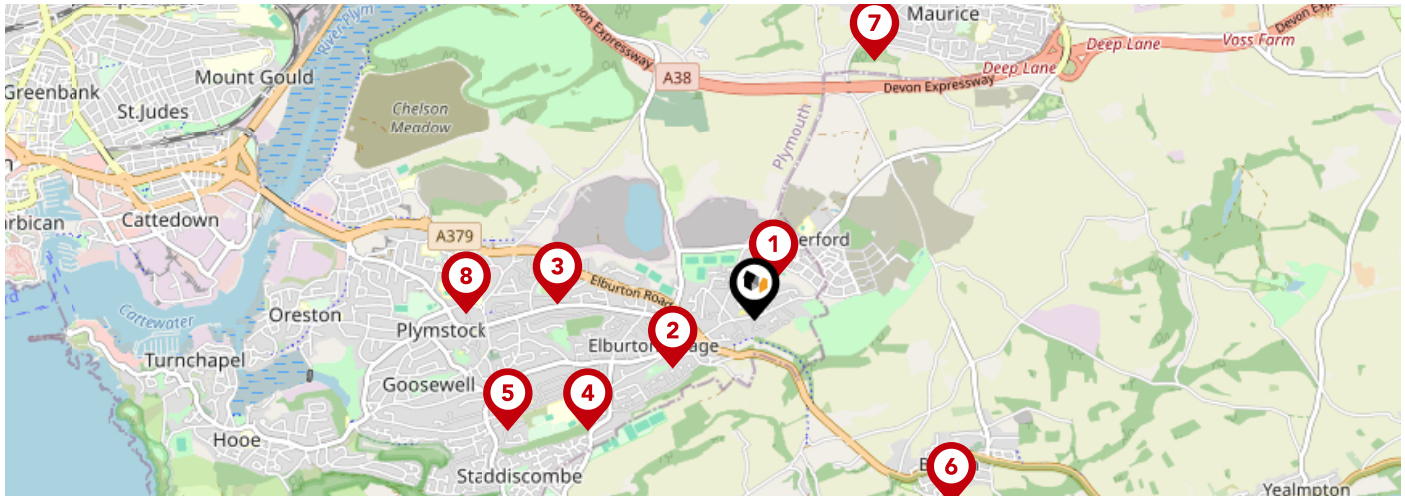
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Valid until 09.11.2027

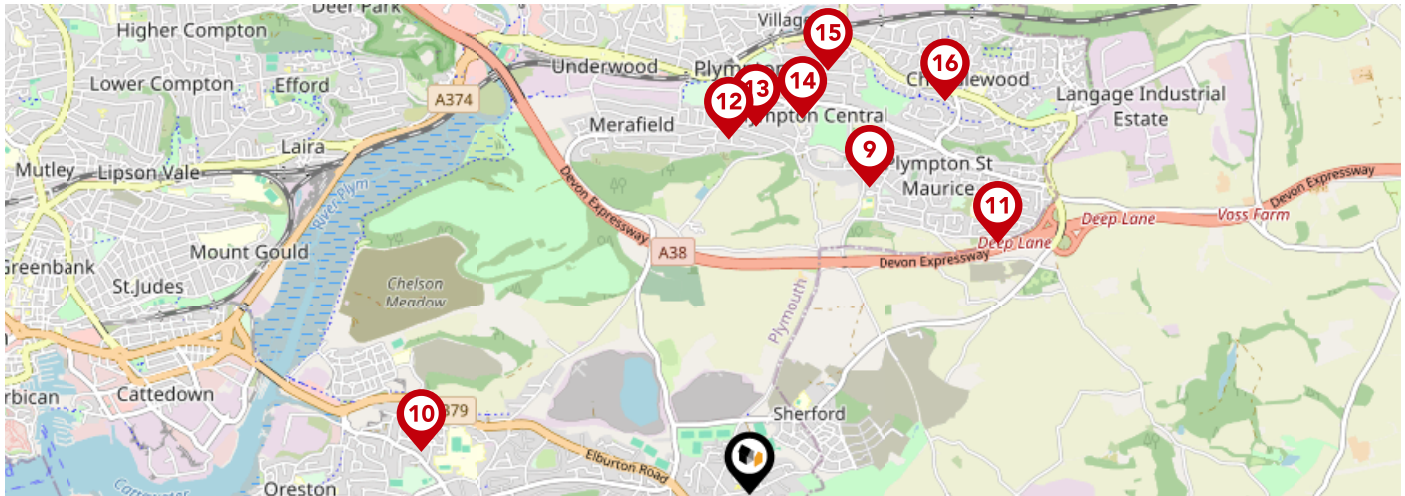
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
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:	2
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:	Average
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	81 m ²

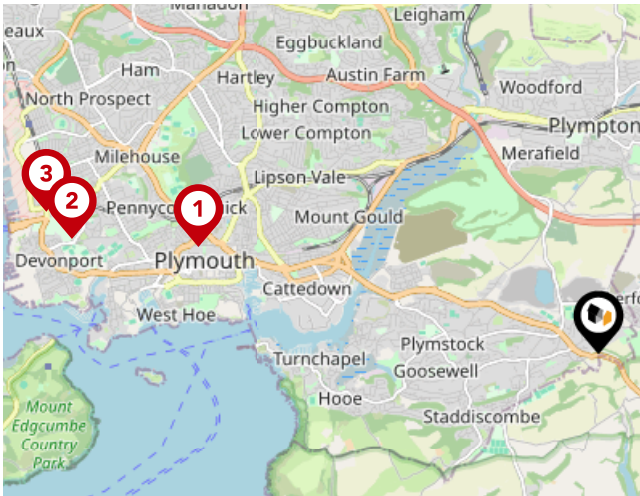


		Nursery	Primary	Secondary	College	Private
1	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



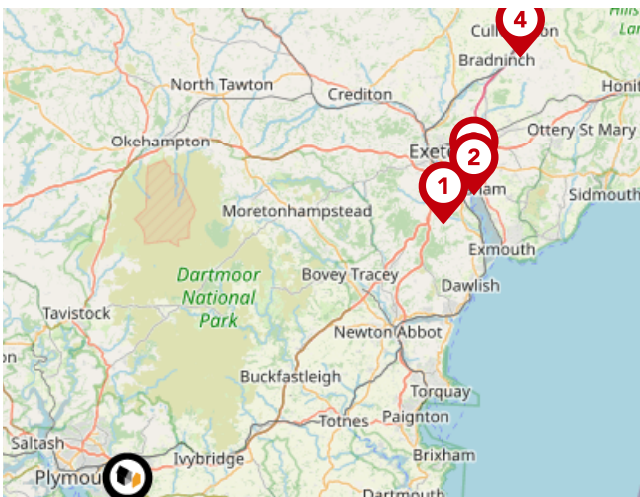
		Nursery	Primary	Secondary	College	Private
	Longcause Community Special School Ofsted Rating: Good Pupils: 110 Distance:1.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Yealmpstone Farm Primary School Ofsted Rating: Good Pupils: 216 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plympton St Mary's CofE Infant School Ofsted Rating: Good Pupils: 100 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Priory Junior Academy Ofsted Rating: Good Pupils: 192 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plympton Academy Ofsted Rating: Requires improvement Pupils: 1145 Distance:1.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Glen Park Primary School Ofsted Rating: Outstanding Pupils: 407 Distance:2.04	<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:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



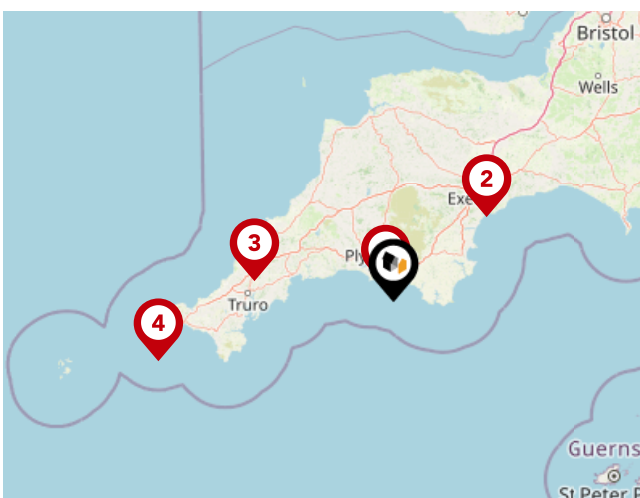
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.93 miles
2	Devonport Rail Station	5.11 miles
3	Dockyard (Plymouth) Rail Station	5.4 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	32.42 miles
2	M5 J30	35.58 miles
3	M5 J29	36.43 miles
4	M5 J28	45.41 miles

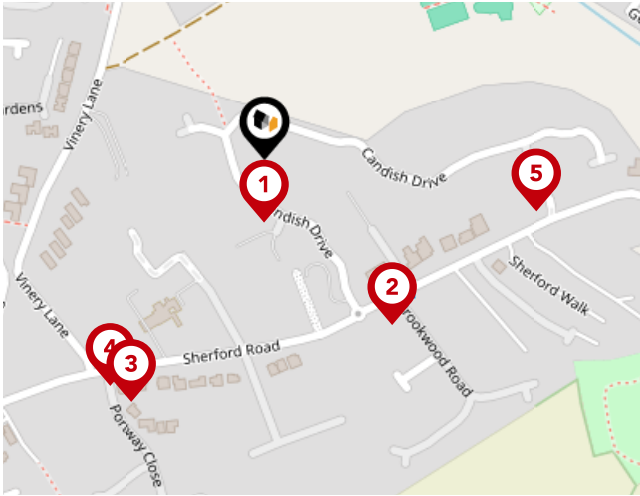


Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.73 miles
2	Exeter Airport	37.98 miles
3	St Mawgan	42.19 miles
4	Joppa	73.48 miles

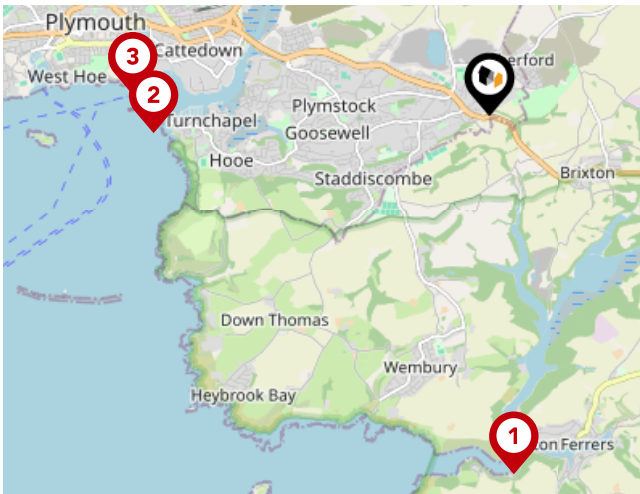
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Candish Drive West	0.04 miles
2	Brookwood Road	0.12 miles
3	Portway Close	0.16 miles
4	Vinery Lane	0.16 miles
5	Candish Drive East	0.16 miles



Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	3.39 miles
2	Plymouth Mount Batten Ferry Landing	3.19 miles
3	Plymouth (Barbican) Landing Stage	3.38 miles

Important - Please Read

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Lang Town & Country

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