

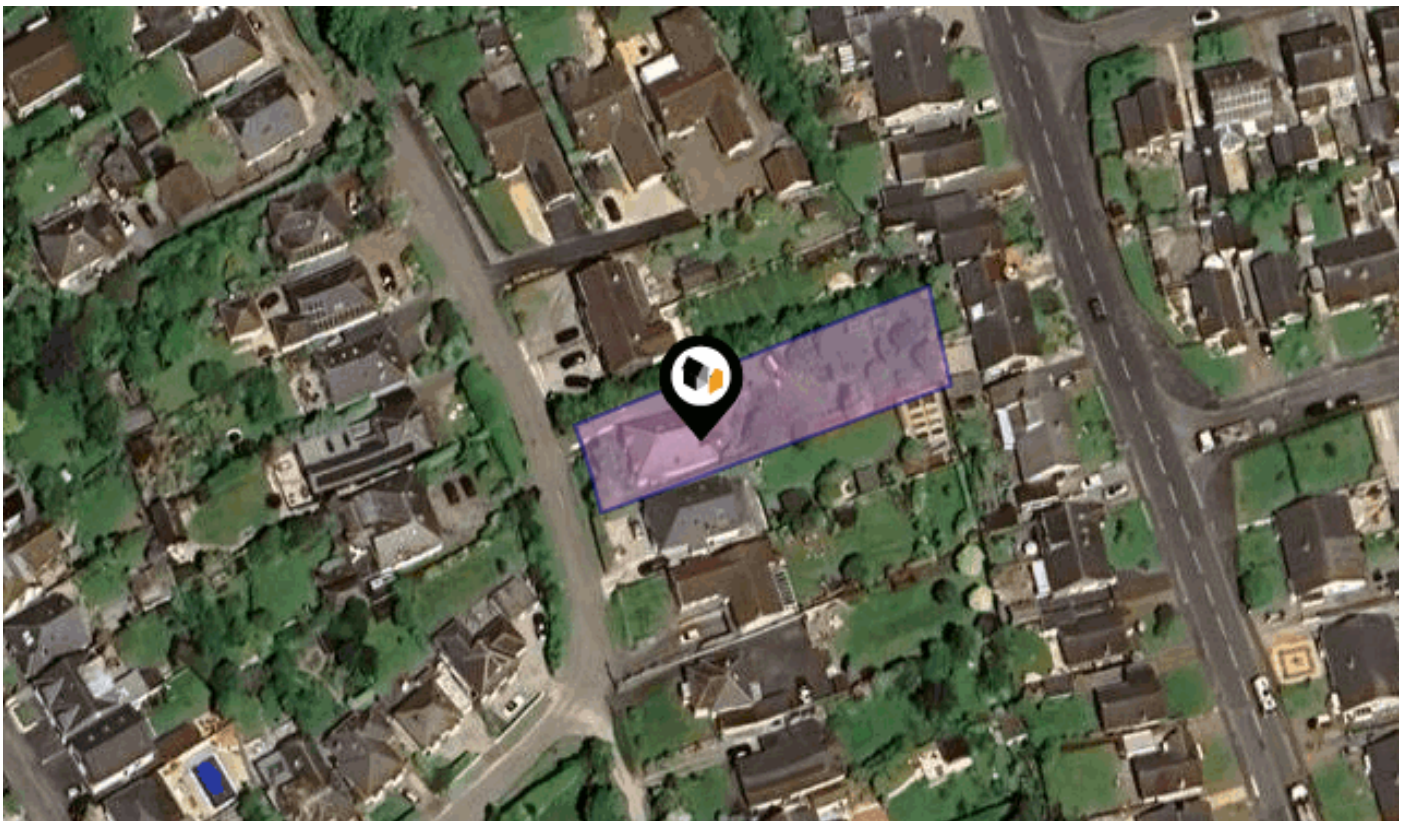


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 28<sup>th</sup> November 2024



## CHURCH ROAD, WEMBURY, PLYMOUTH, PL9

### Lang Town & Country

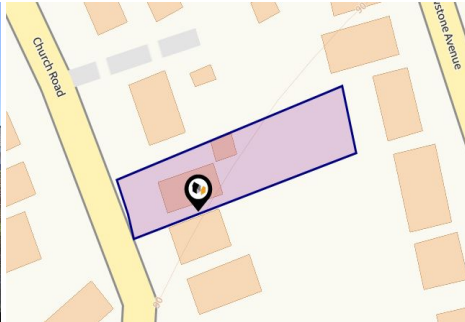
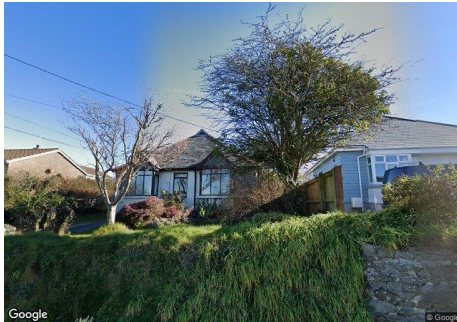
6 The Broadway Plymstock Plymouth PL9 7AU

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## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,463 ft <sup>2</sup> / 136 m <sup>2</sup>		
<b>Plot Area:</b>	0.27 acres		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,109		
<b>Title Number:</b>	DN157762		

## Local Area

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

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

<b>15</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s
		

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



### Satellite/Fibre TV Availability:



Wembury, PLYMOUTH, PL9

Energy rating

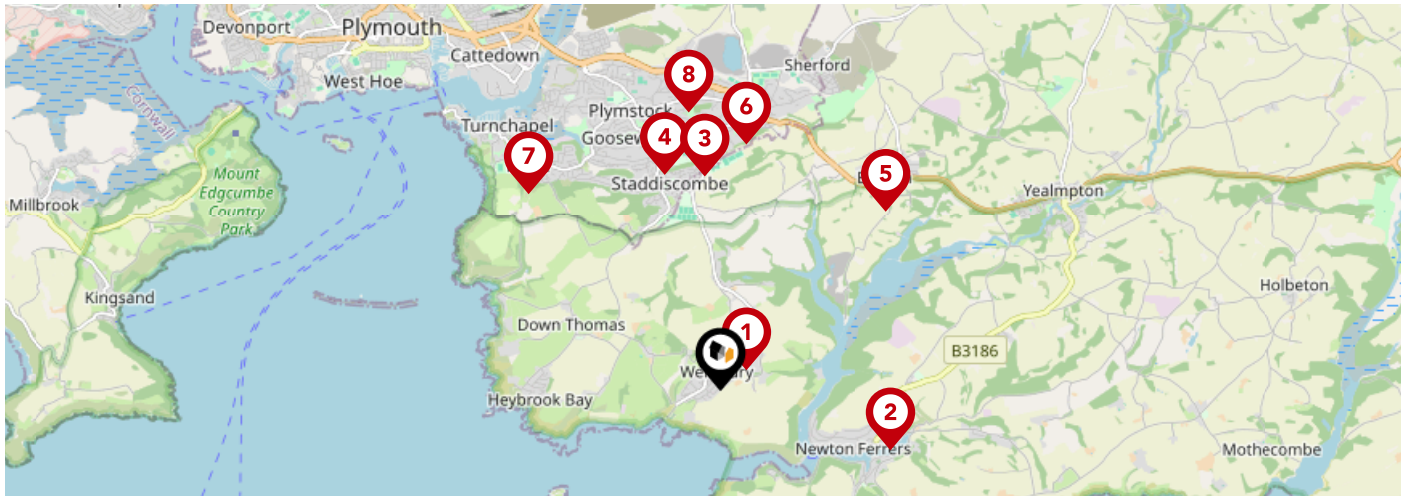
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Valid until 27.11.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   c
55-68	D		
39-54	E		
21-38	F	33   F	
1-20	G		

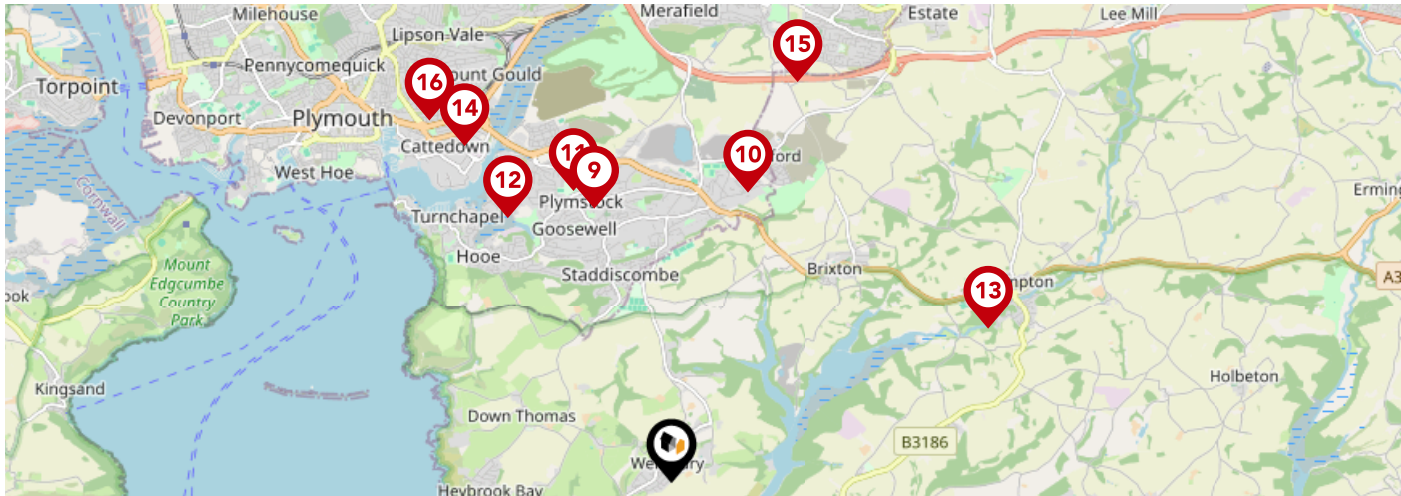
## Additional EPC Data









<b>Property Type:</b>	Detached bungalow
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Energy:</b>	Poor
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Very poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	136 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Wembury Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Newton Ferrers Church of England Primary School</b> Ofsted Rating: Good   Pupils: 125   Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Coombe Dean School</b> Ofsted Rating: Good   Pupils: 995   Distance:2.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Goosewell Primary Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Mary's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 102   Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Elburton Primary School</b> Ofsted Rating: Outstanding   Pupils: 465   Distance:2.35	<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:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Morley Meadow Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance:2.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

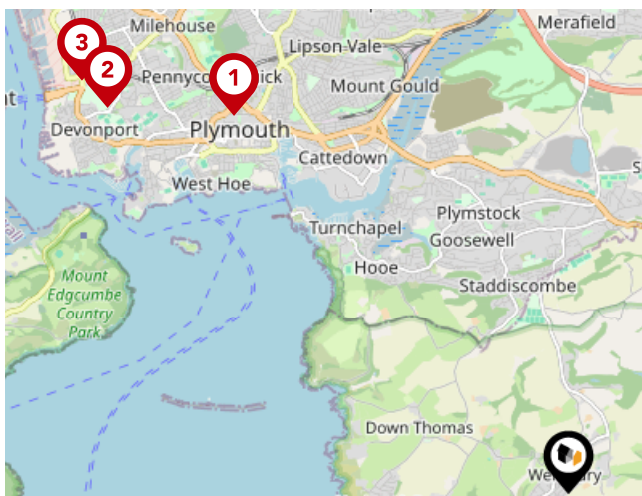




		Nursery	Primary	Secondary	College	Private
 <b>Plymstock School</b> Ofsted Rating: Good   Pupils: 1671   Distance:2.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Sherford Vale School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 258   Distance:2.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Pomphlett Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance:2.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Oreston Community Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:2.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Yealmpton Primary School</b> Ofsted Rating: Good   Pupils: 180   Distance:3.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Prince Rock Primary School</b> Ofsted Rating: Outstanding   Pupils: 408   Distance:3.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Plympton St Maurice Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:3.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Salisbury Road Primary School</b> Ofsted Rating: Good   Pupils: 381   Distance:4.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

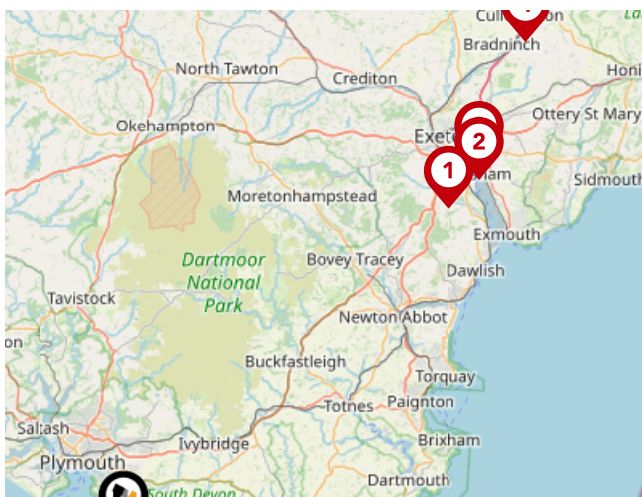
# Area

## Transport (National)



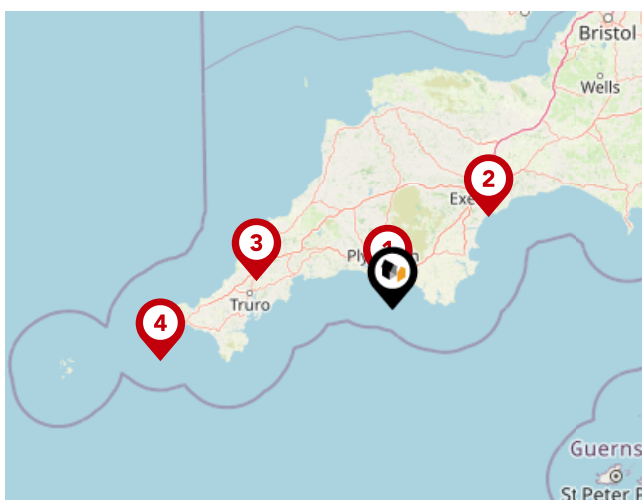
### National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	4.78 miles
2	Devonport Rail Station	5.68 miles
3	Dockyard (Plymouth) Rail Station	6.04 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.65 miles
2	M5 J30	37.82 miles
3	M5 J29	38.69 miles
4	M5 J28	47.78 miles

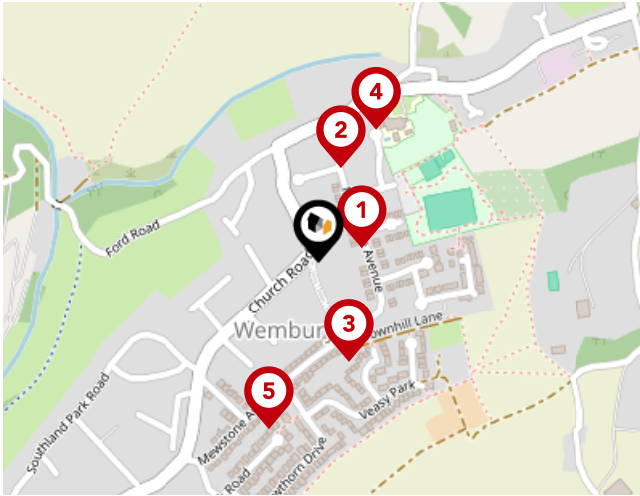


### Airports/Helipads

Pin	Name	Distance
1	Glenholt	6.9 miles
2	Exeter Airport	40.2 miles
3	St Mawgan	42.02 miles
4	Joppa	72.3 miles

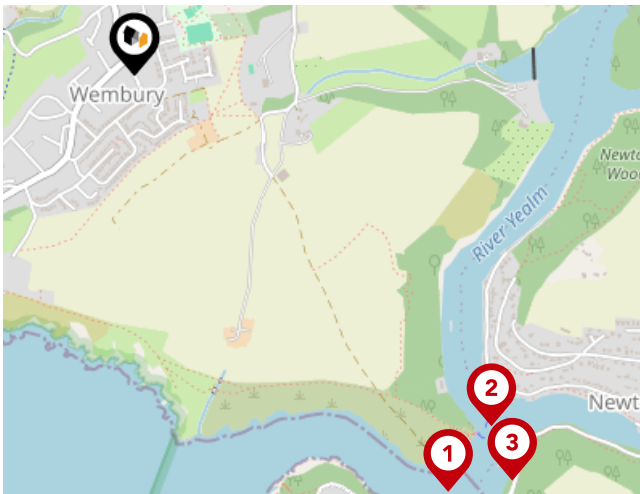
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Barton Close	0.05 miles
2	Wembury Meadow	0.12 miles
3	Brownhill Lane	0.12 miles
4	The Odd Wheel	0.17 miles
5	Hawthorn Drive	0.21 miles



### Ferry Terminals

Pin	Name	Distance
1	Warren Point Ferry Landing	1.23 miles
2	Newton Ferrers Ferry Landing	1.19 miles
3	Noss Mayo Ferry Landing	1.31 miles



## Important - Please Read

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# Lang Town & Country

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