

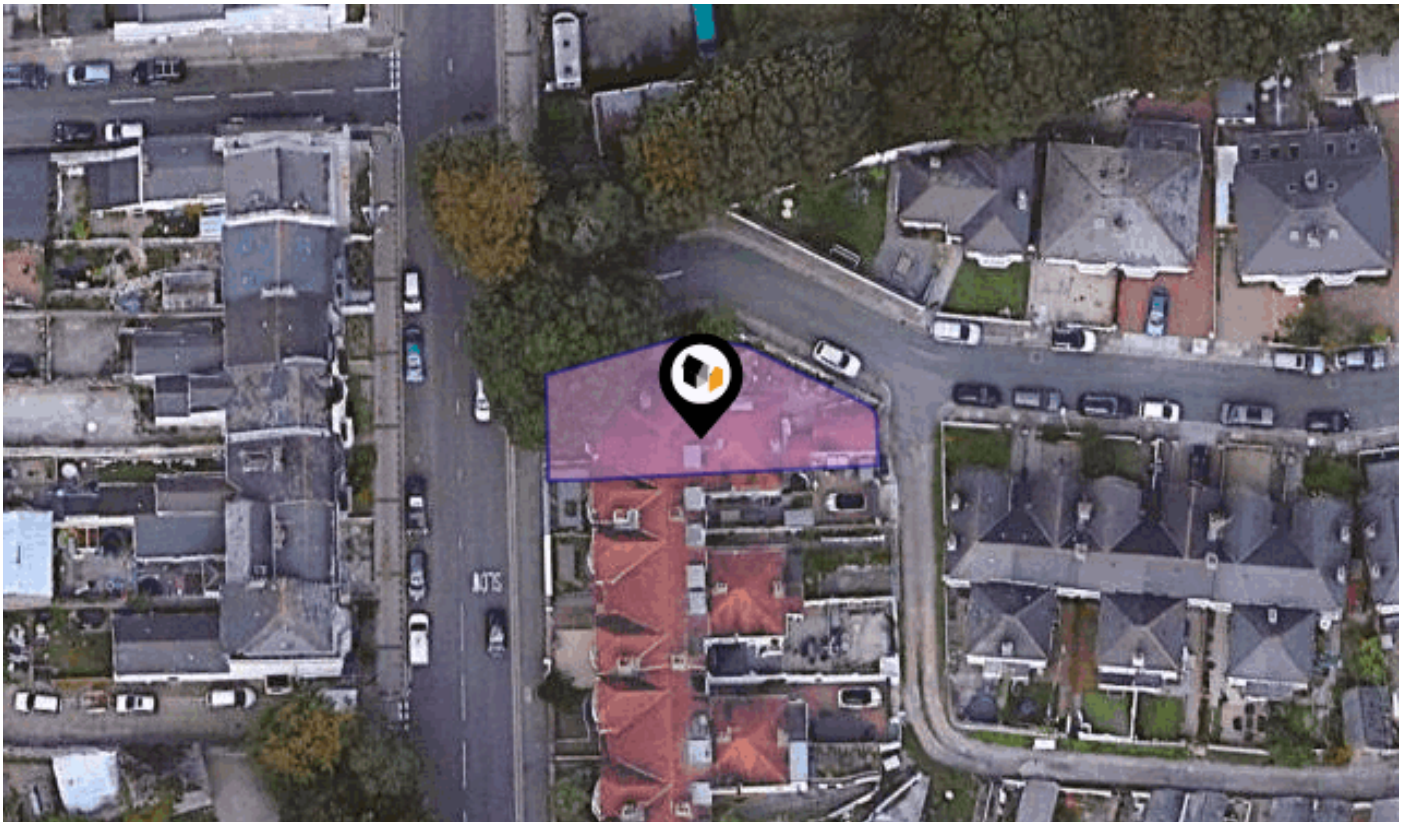


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 06th November 2024



NELSON AVENUE, PLYMOUTH, PL1

Lang Town & Country

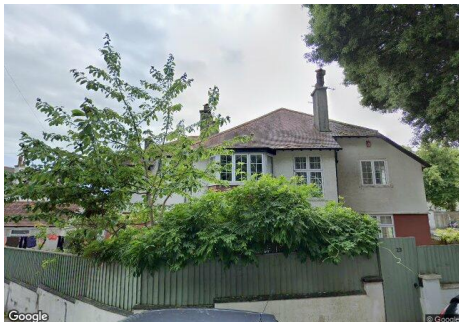
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com








Property

| | | | |
|-------------------------|--|----------------|----------|
| Type: | Terraced | Tenure: | Freehold |
| Bedrooms: | 3 | | |
| Floor Area: | 1,528 ft ² / 142 m ² | | |
| Plot Area: | 0.07 acres | | |
| Year Built : | 1900-1929 | | |
| Council Tax : | Band C | | |
| Annual Estimate: | £1,969 | | |
| Title Number: | DN166892 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|---|--|---|
| 16 mb/s | 80 mb/s | 1000 mb/s |
|  |  |  |

Mobile Coverage: (based on calls indoors)



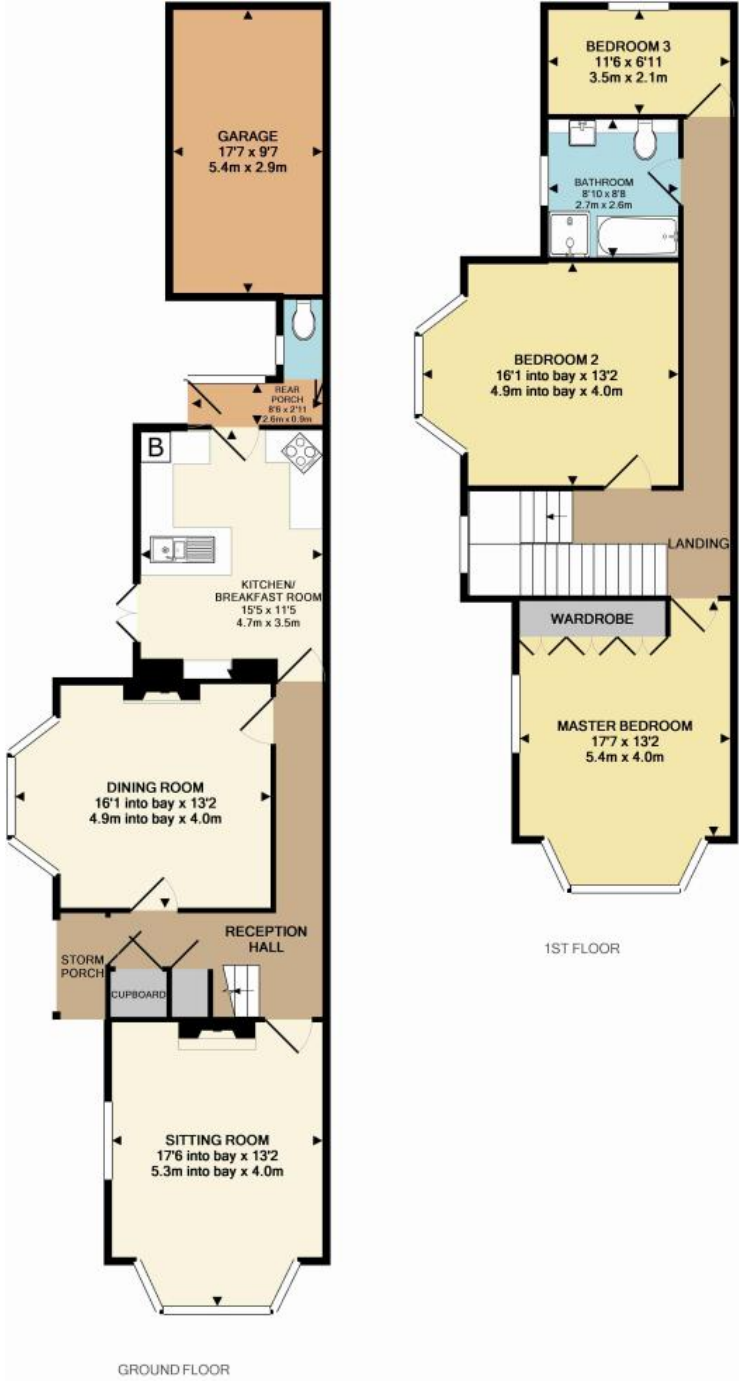
Satellite/Fibre TV Availability:







NELSON AVENUE, PLYMOUTH, PL1



Measurements are approximate. Not to scale. Illustrative purposes only.
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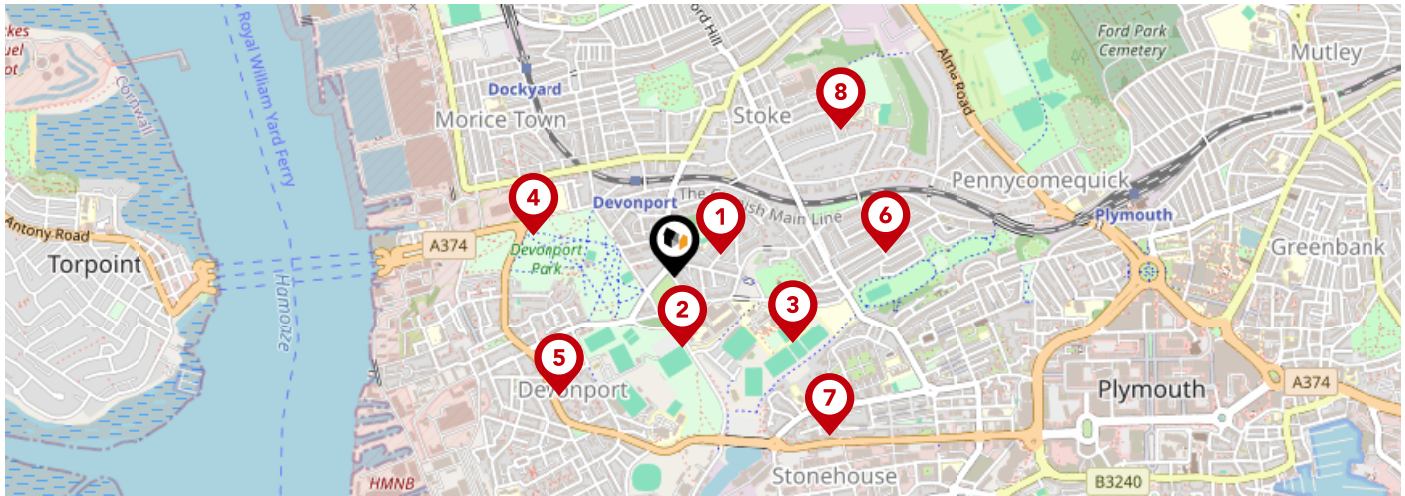
Nelson Avenue, PLYMOUTH, PL1

Energy rating

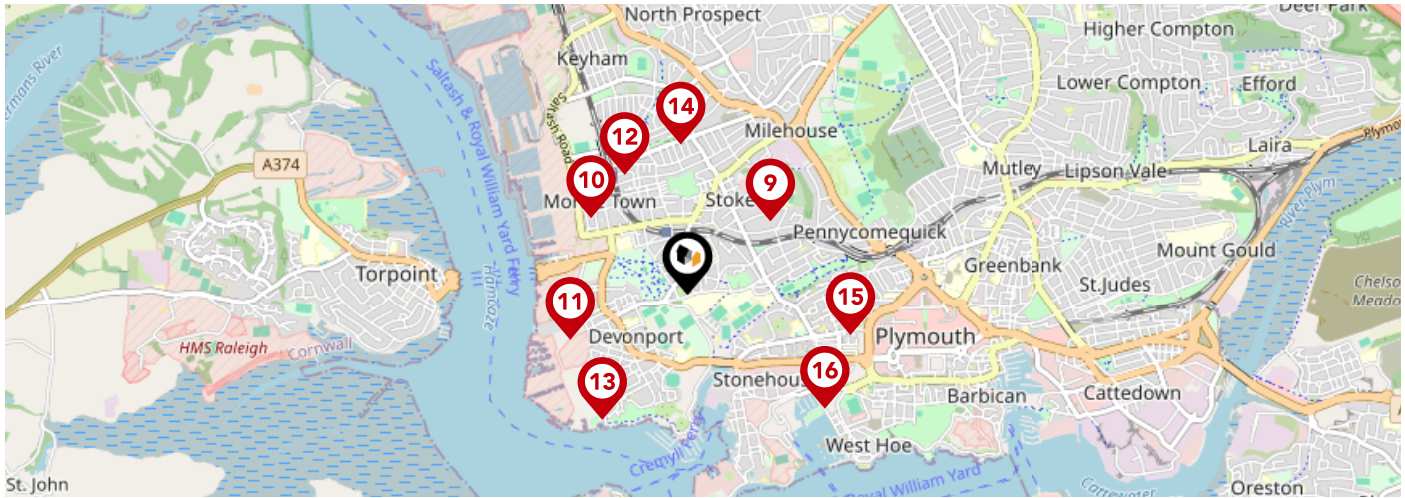
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Valid until 24.07.2021

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

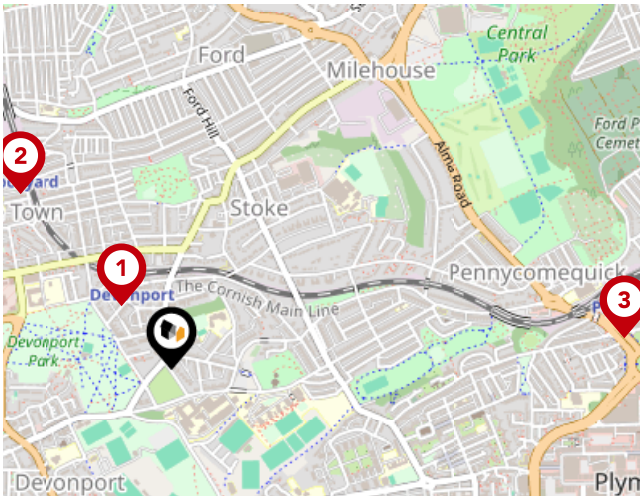


| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Stoke Damerel Primary Academy Ofsted Rating: Good Pupils: 400 Distance:0.12 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.17 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.32 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | UTC Plymouth Ofsted Rating: Good Pupils: 551 Distance:0.35 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.39 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.5 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.52 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 233 Distance:0.53 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



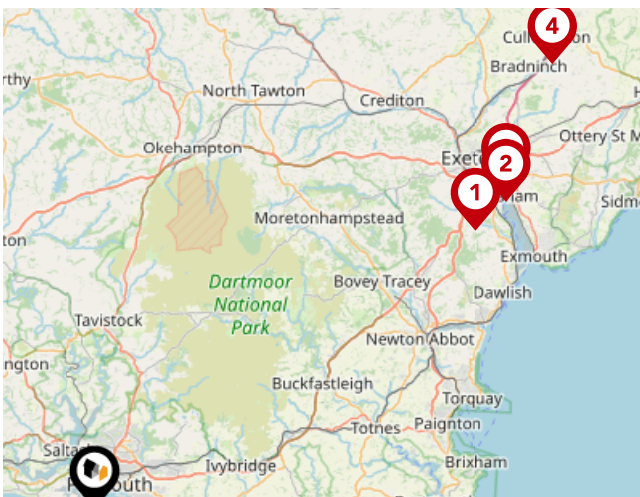
| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Stoke Damerel Community College Ofsted Rating: Good Pupils: 1301 Distance:0.53 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Morice Town Primary Academy Ofsted Rating: Good Pupils: 185 Distance:0.58 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Marlborough Primary Academy Ofsted Rating: Good Pupils: 111 Distance:0.59 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | College Road Primary School Ofsted Rating: Good Pupils: 204 Distance:0.64 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Mount Wise Community Primary School Ofsted Rating: Good Pupils: 268 Distance:0.71 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Ford Primary School Ofsted Rating: Requires improvement Pupils: 214 Distance:0.72 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.8 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.84 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Transport (National)



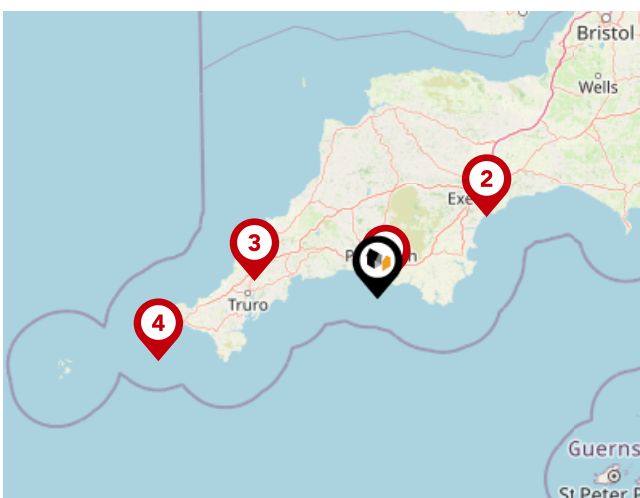
National Rail Stations

| Pin | Name | Distance |
|-----|----------------------------------|------------|
| 1 | Devonport Rail Station | 0.19 miles |
| 2 | Dockyard (Plymouth) Rail Station | 0.55 miles |
| 3 | Plymouth Rail Station | 1.07 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M5 J31 | 35.58 miles |
| 2 | M5 J30 | 38.71 miles |
| 3 | M5 J29 | 39.47 miles |
| 4 | M5 J28 | 48.05 miles |



Airports/Helipads

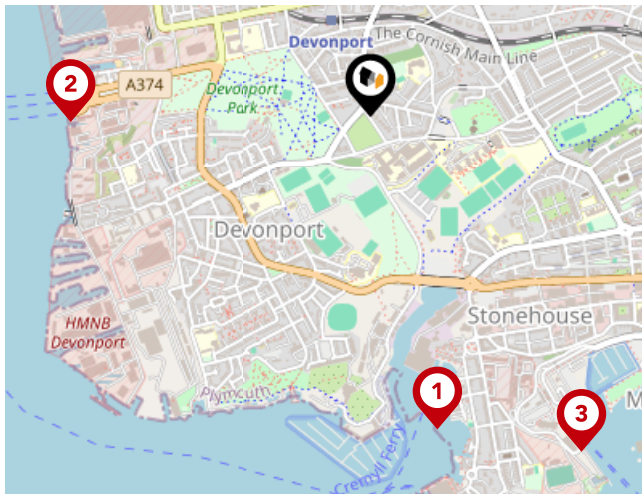
| Pin | Name | Distance |
|-----|----------------|-------------|
| 1 | Glenholt | 4.09 miles |
| 2 | Exeter Airport | 41.14 miles |
| 3 | St Mawgan | 37.23 miles |
| 4 | Joppa | 68.99 miles |

Area Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|----------------|------------|
| 1 | Stopford Arms | 0.02 miles |
| 2 | Astor Hall | 0.04 miles |
| 3 | Nelson Gardens | 0.11 miles |
| 4 | Exmouth Road | 0.1 miles |
| 5 | Paradise Road | 0.14 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|------------------------------------|------------|
| 1 | Plymouth Stonehouse Ferry Terminal | 0.76 miles |
| 2 | Devonport Ferry Terminal | 0.71 miles |
| 3 | Plymouth Ferry Terminal | 0.94 miles |

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Lang Town & Country

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Lang Town & Country

6 The Broadway Plymstock Plymouth PL9
7AU
01752 456000
Natalie@langtownandcountry.com
www.langtownandcountry.com

