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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 31st October 2024



WAVERLEY ROAD, PLYMOUTH, PL5

Lang Town & Country

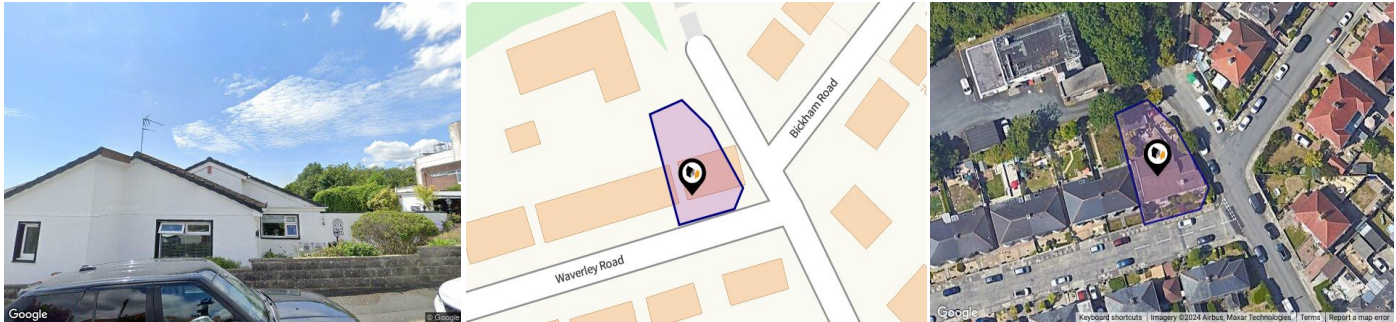
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,259 ft ² / 117 m ²		
Plot Area:	0.11 acres		
Year Built :	1976-1982		
Council Tax :	Band C		
Annual Estimate:	£1,969		
Title Number:	DN15844		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

20 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Waverley Road, PL5

Energy rating

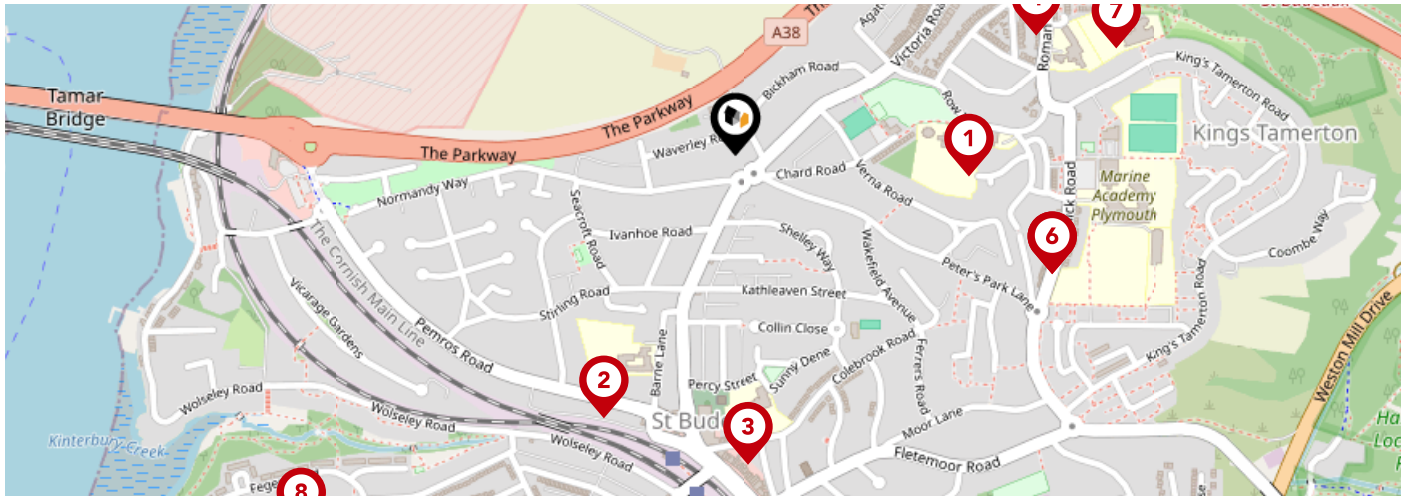
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Valid until 20.06.2027

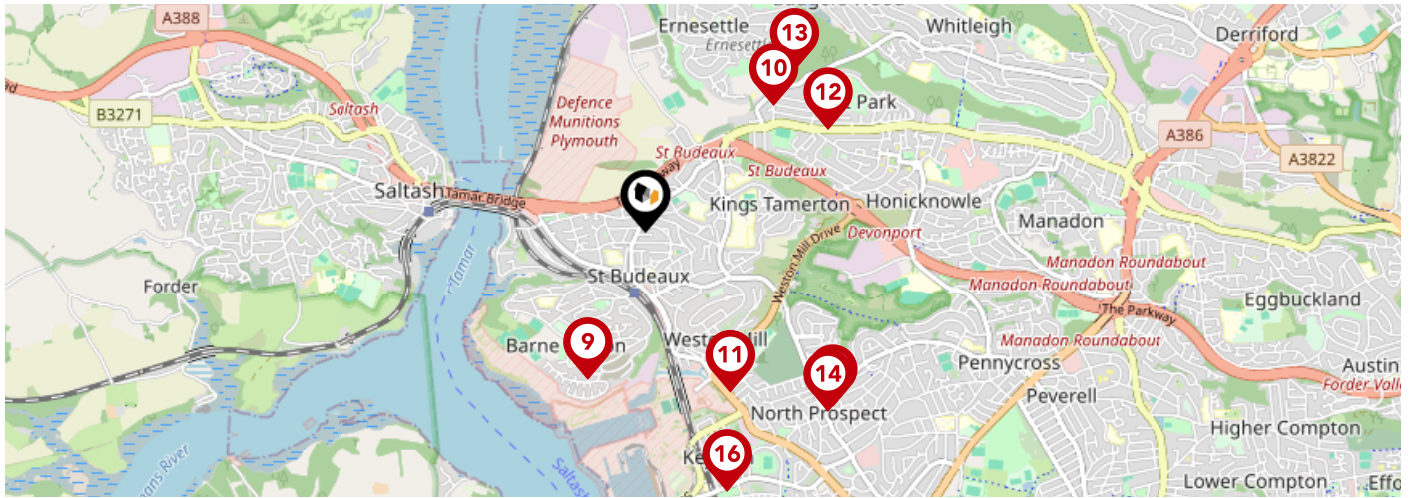
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Bungalow
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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
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:	Good
Lighting:	Low energy lighting in 55% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	117 m ²

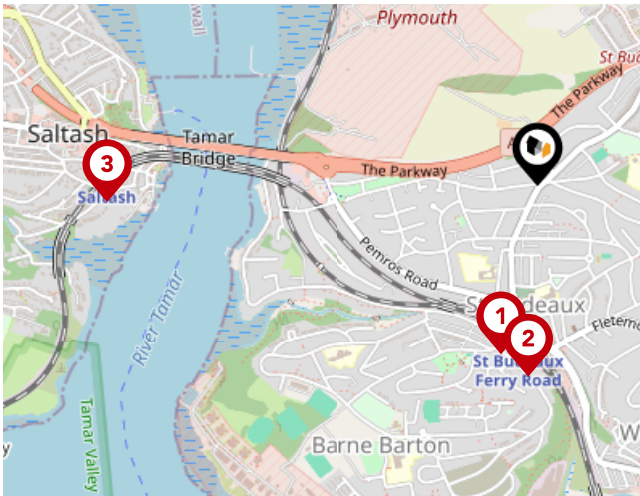


		Nursery	Primary	Secondary	College	Private
1	Mount Tamar School Ofsted Rating: Not Rated Pupils: 106 Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Paul's Roman Catholic Primary School Ofsted Rating: Good Pupils: 158 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Victoria Road Primary Ofsted Rating: Good Pupils: 212 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Plaistow Hill Primary and Nursery School Ofsted Rating: Good Pupils: 130 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Marine Academy Primary Ofsted Rating: Outstanding Pupils: 507 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Marine Academy Plymouth Ofsted Rating: Good Pupils: 973 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Budeaux CofE Primary Academy Ofsted Rating: Good Pupils: 106 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Oneschool Global Uk Plymouth Campus Ofsted Rating: Not Rated Pupils: 75 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



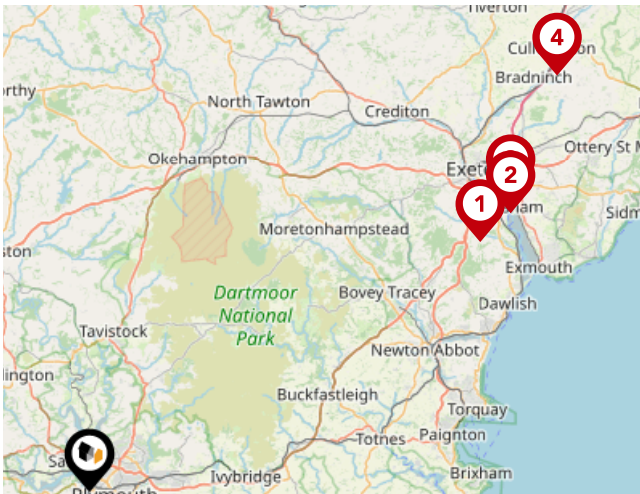
		Nursery	Primary	Secondary	College	Private
	Riverside Community Primary School Ofsted Rating: Good Pupils: 445 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ernesettle Community School Ofsted Rating: Outstanding Pupils: 557 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Weston Mill Community Primary Academy Ofsted Rating: Good Pupils: 211 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Knowle Primary School Ofsted Rating: Good Pupils: 325 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mill Ford School Ofsted Rating: Good Pupils: 121 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mayflower Academy Ofsted Rating: Outstanding Pupils: 458 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ham Drive Nursery School and Day Care Ofsted Rating: Good Pupils: 78 Distance:1.22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Keyham Barton Catholic Primary School Ofsted Rating: Good Pupils: 146 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



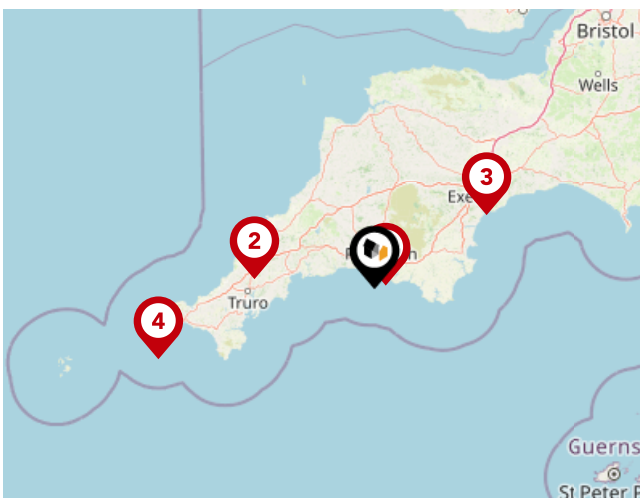
National Rail Stations

Pin	Name	Distance
1	St Budeaux Victoria Road Rail Station	0.4 miles
2	St Budeaux Ferry Road Rail Station	0.45 miles
3	Saltash Rail Station	1.02 miles



Trunk Roads/Motorways

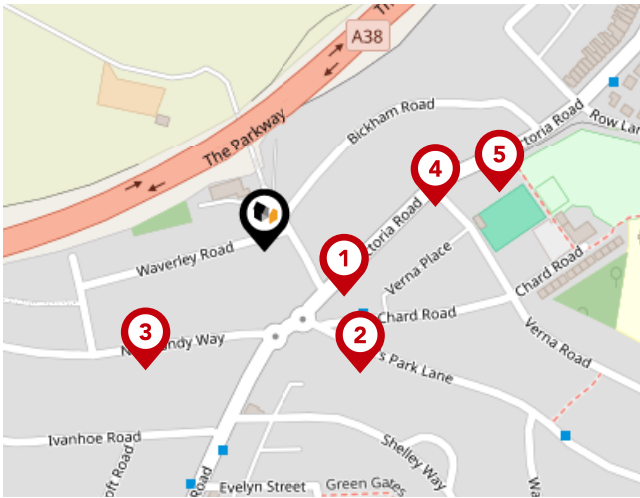
Pin	Name	Distance
1	M5 J31	34.98 miles
2	M5 J30	38.09 miles
3	M5 J29	38.79 miles
4	M5 J28	47.13 miles



Airports/Helipads

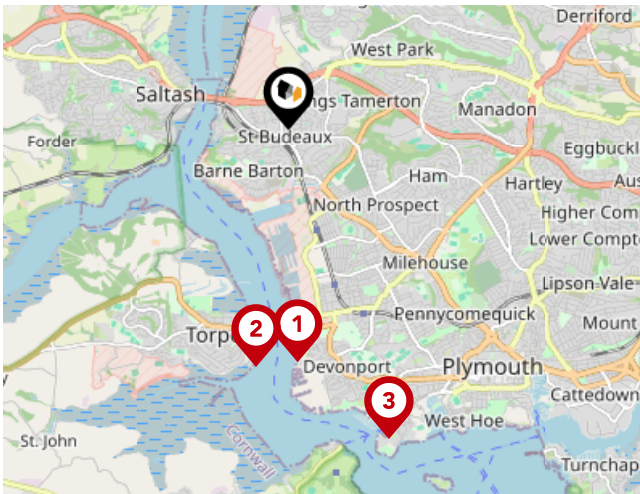
Pin	Name	Distance
1	Glenholt	3.5 miles
2	St Mawgan	36.2 miles
3	Exeter Airport	40.53 miles
4	Joppa	68.85 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bickham Road	0.05 miles
2	Chard Road	0.09 miles
3	Normandy Way	0.1 miles
4	Verna Road	0.1 miles
5	Victoria Road Tennis Courts	0.14 miles



Ferry Terminals

Pin	Name	Distance
1	Devonport Ferry Terminal	2.2 miles
2	Torpoint Ferry Terminal	2.27 miles
3	Plymouth Stonehouse Ferry Terminal	3.08 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

