

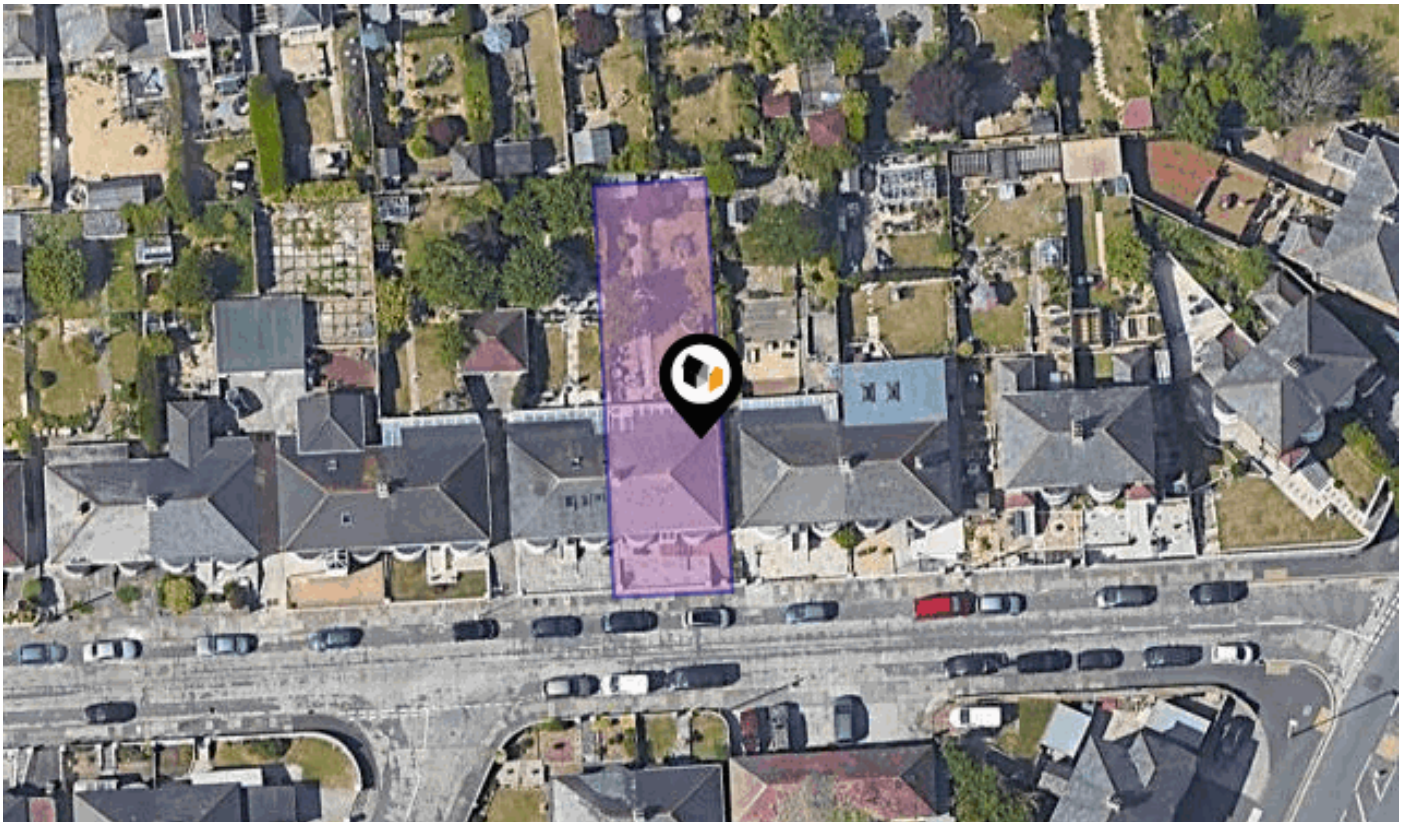


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 26th November 2024



IVANHOE ROAD, PLYMOUTH, PL5

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	839 ft ² / 78 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band C		
Annual Estimate:	£1,969		
Title Number:	DN95260		

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)

18 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



PLYMOUTH, PL5

Energy rating

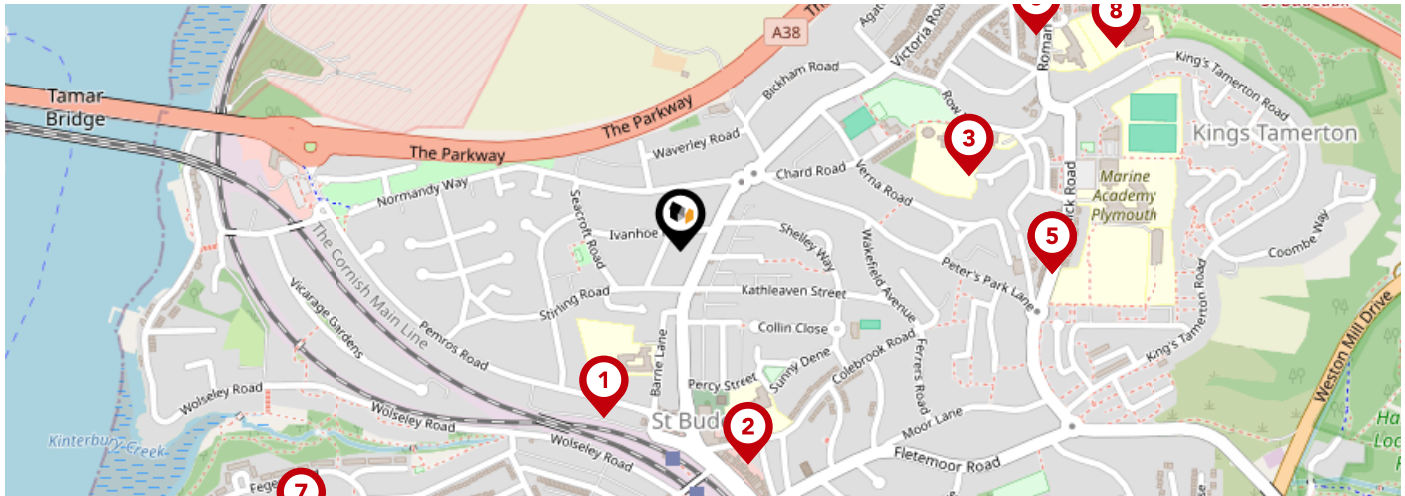
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Valid until 06.11.2034

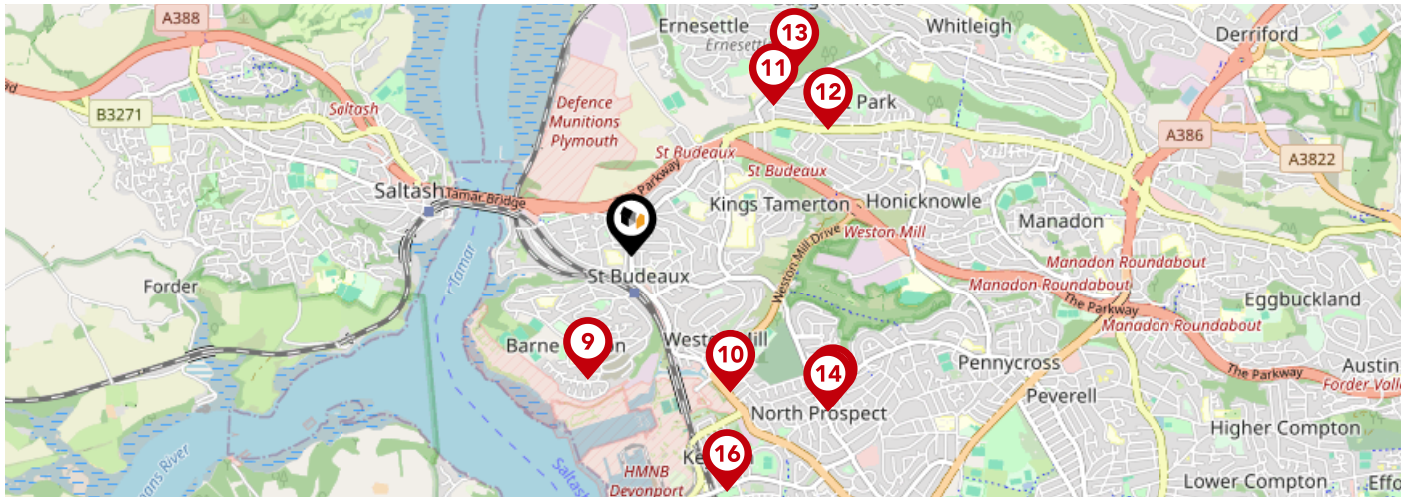
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Semi-detached bungalow
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
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:	None
Total Floor Area:	78 m ²

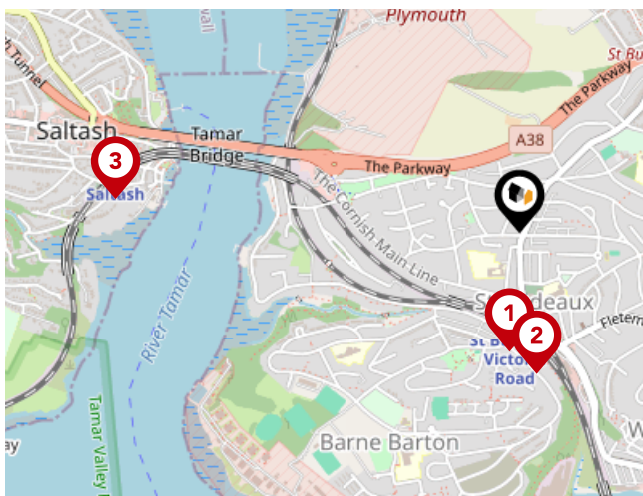


	Nursery	Primary	Secondary	College	Private
1 St Paul's Roman Catholic Primary School Ofsted Rating: Good Pupils: 158 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Victoria Road Primary Ofsted Rating: Good Pupils: 212 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Mount Tamar School Ofsted Rating: Not Rated Pupils: 106 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Marine Academy Primary Ofsted Rating: Outstanding Pupils: 507 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Marine Academy Plymouth Ofsted Rating: Good Pupils: 973 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Plaistow Hill Primary and Nursery School Ofsted Rating: Good Pupils: 130 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Oneschool Global Uk Plymouth Campus Ofsted Rating: Not Rated Pupils: 75 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 St Budeaux CoFE Primary Academy Ofsted Rating: Good Pupils: 106 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



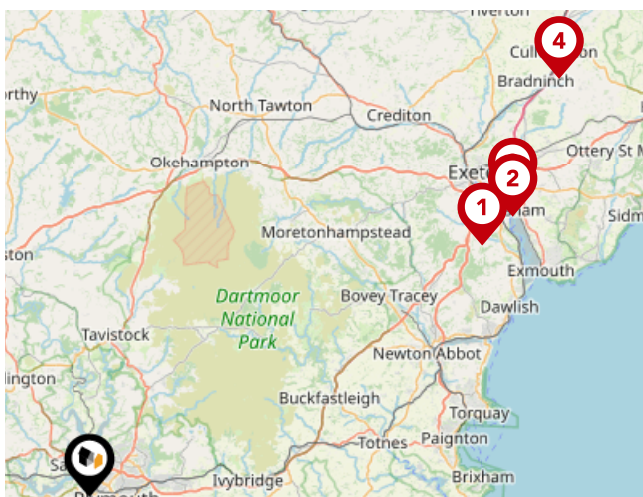
		Nursery	Primary	Secondary	College	Private
	Riverside Community Primary School Ofsted Rating: Good Pupils: 445 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Weston Mill Community Primary Academy Ofsted Rating: Good Pupils: 211 Distance:0.8	<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:0.98	<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:1.1	<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:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mayflower Academy Ofsted Rating: Outstanding Pupils: 458 Distance:1.19	<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:1.19	<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:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



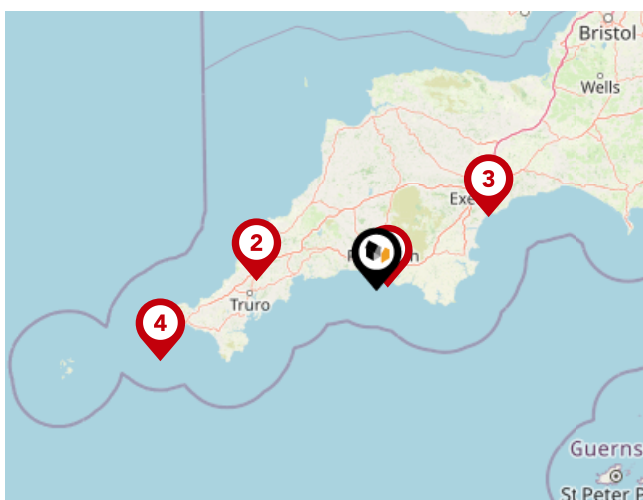
National Rail Stations

Pin	Name	Distance
1	St Budeaux Victoria Road Rail Station	0.28 miles
2	St Budeaux Ferry Road Rail Station	0.34 miles
3	Saltash Rail Station	0.96 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.1 miles
2	M5 J30	38.21 miles
3	M5 J29	38.91 miles
4	M5 J28	47.25 miles

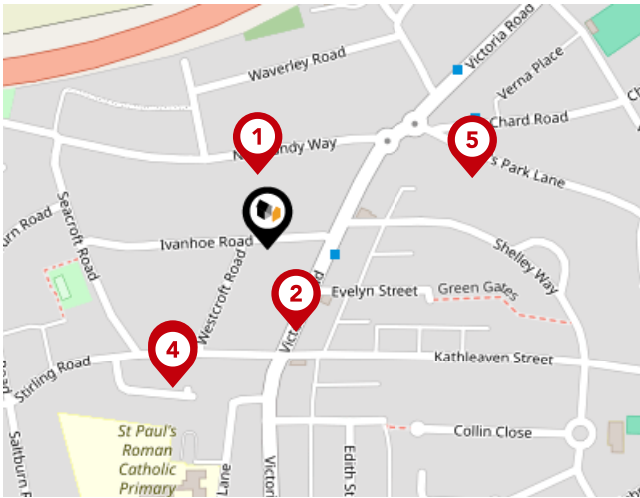


Airports/Helipads

Pin	Name	Distance
1	Glenholt	3.59 miles
2	St Mawgan	36.15 miles
3	Exeter Airport	40.64 miles
4	Joppa	68.75 miles

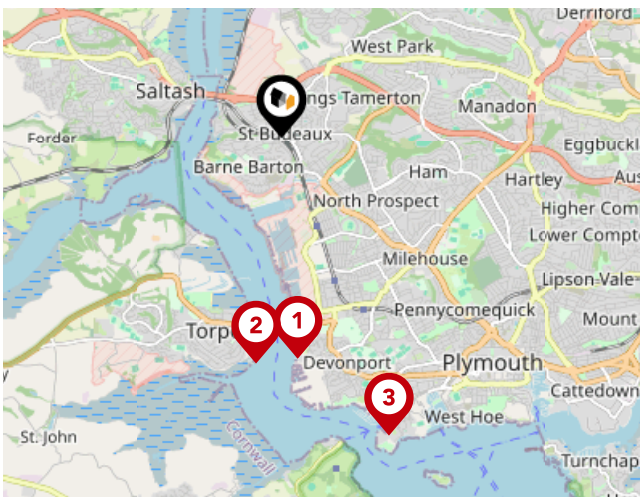
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Normandy Way	0.04 miles
2	Victoria Road Shops	0.05 miles
3	Stirling Road East	0.1 miles
4	Stirling Road	0.1 miles
5	Chard Road	0.13 miles



Ferry Terminals

Pin	Name	Distance
1	Devonport Ferry Terminal	2.09 miles
2	Torpoint Ferry Terminal	2.14 miles
3	Plymouth Stonehouse Ferry Terminal	2.99 miles

Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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Lang Town & Country

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