

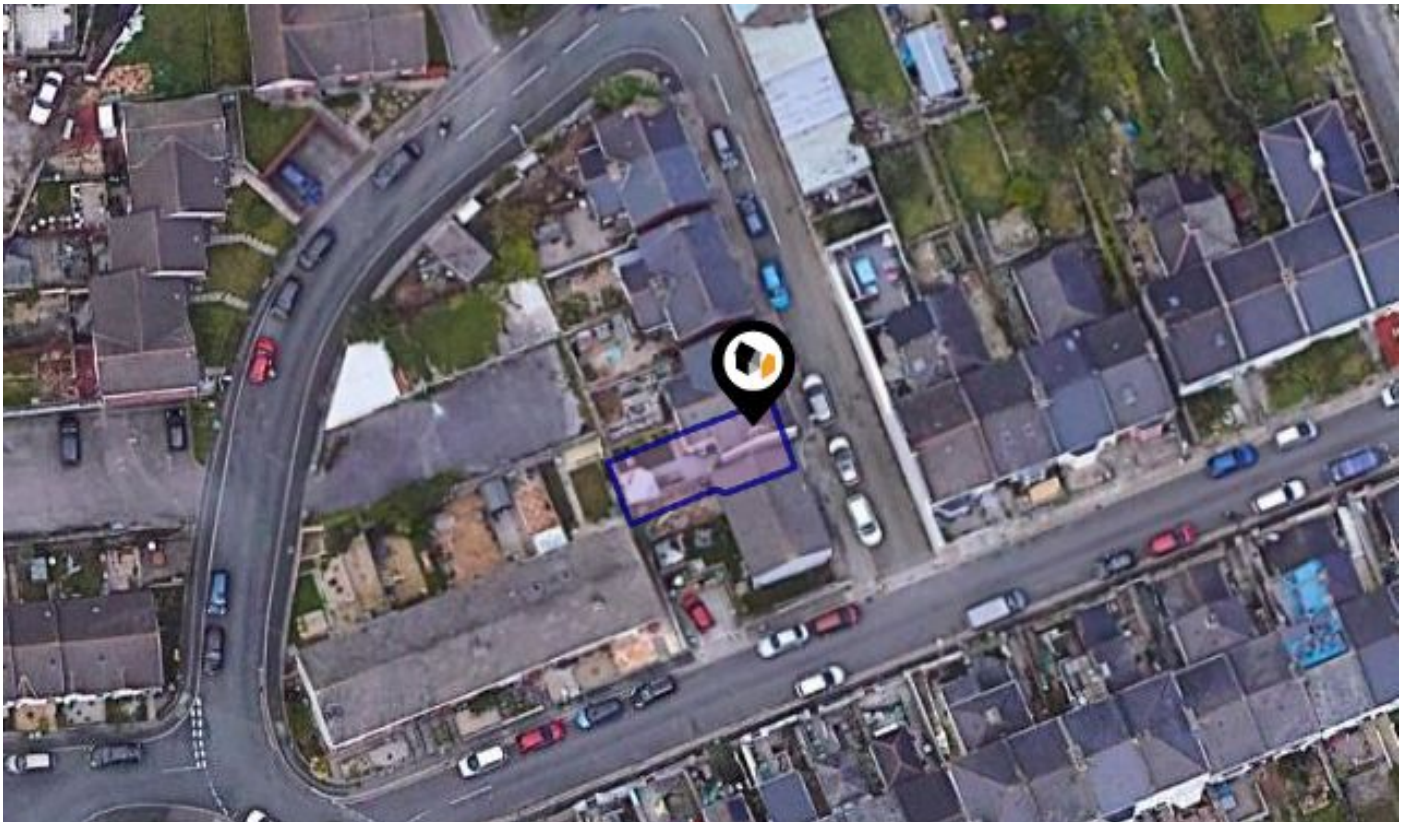


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 09th December 2024



FORD, PLYMOUTH, PL2

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

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Property



Type: Semi-Detached
Bedrooms: 3
Floor Area: 753 ft² / 70 m²
Plot Area: 0.02 acres
Year Built : 1930-1949
Council Tax : Band A
Annual Estimate: £1,477
Title Number: DN46989

Tenure: Freehold

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)

13 mb/s	74 mb/s	1000 mb/s
		

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Ford, PL2

Energy rating

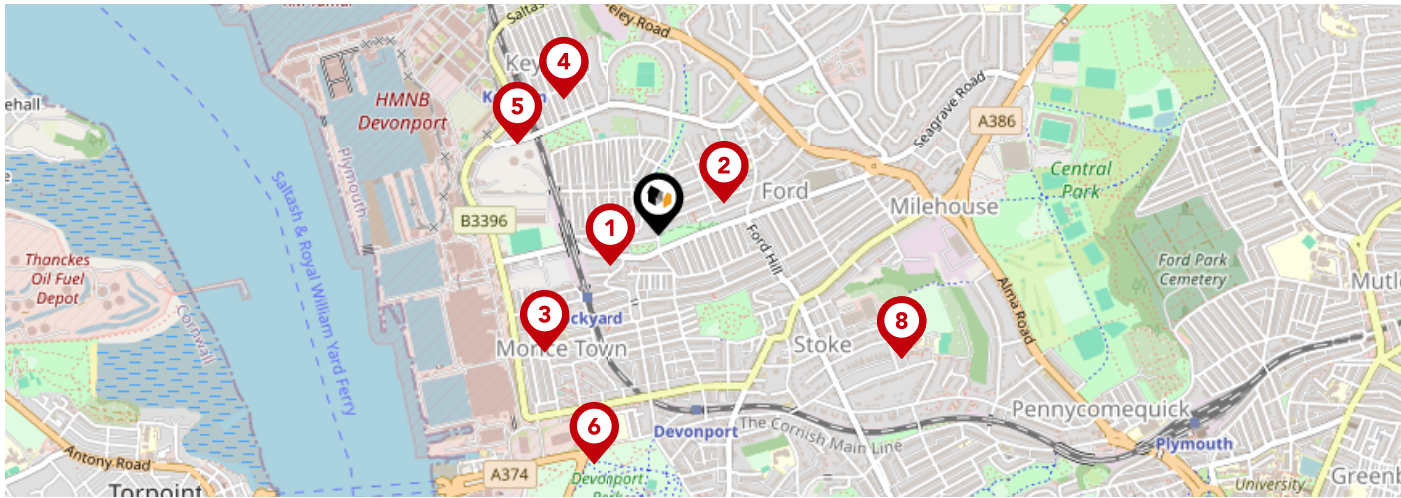
D

Valid until 29.07.2030

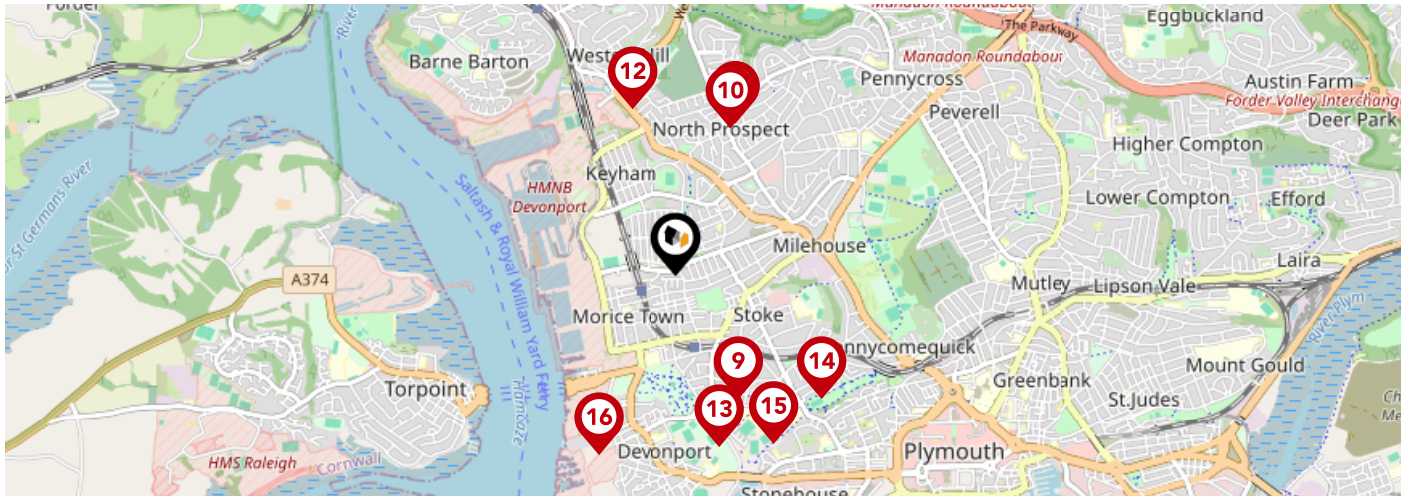
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Semi-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:	1
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 71% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	70 m ²

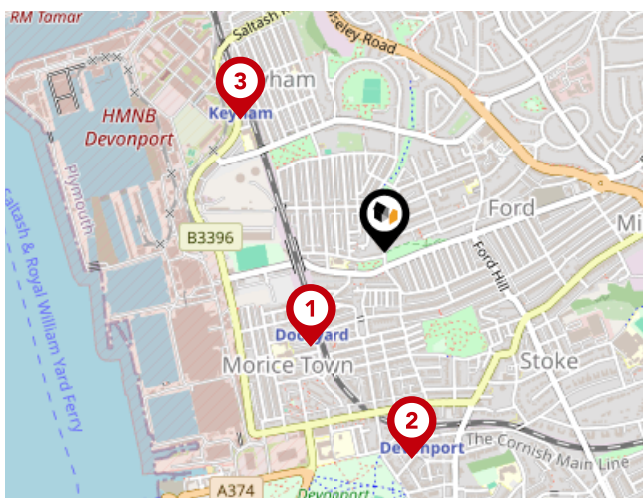


		Nursery	Primary	Secondary	College	Private
1	College Road Primary School Ofsted Rating: Good Pupils: 204 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ford Primary School Ofsted Rating: Requires improvement Pupils: 214 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Morice Town Primary Academy Ofsted Rating: Good Pupils: 185 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Keyham Barton Catholic Primary School Ofsted Rating: Good Pupils: 146 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Drake Primary Academy Ofsted Rating: Good Pupils: 173 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	UTC Plymouth Ofsted Rating: Good Pupils: 551 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 233 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Stoke Damerel Community College Ofsted Rating: Good Pupils: 1301 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



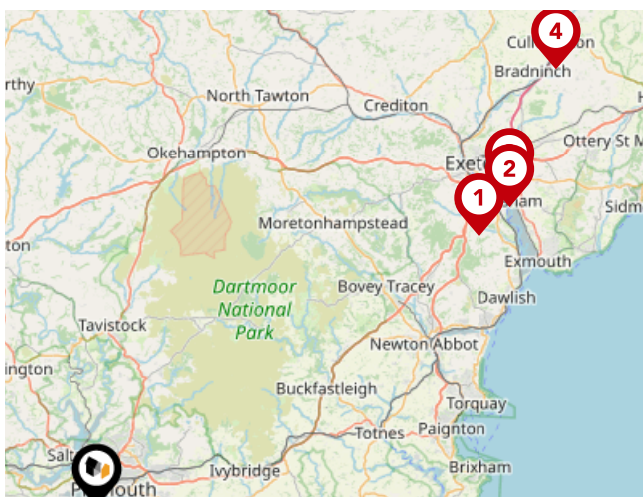
		Nursery	Primary	Secondary	College	Private
	Stoke Damerel Primary Academy Ofsted Rating: Good Pupils: 400 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mayflower Academy Ofsted Rating: Outstanding Pupils: 458 Distance:0.74	<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:0.77	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Weston Mill Community Primary Academy Ofsted Rating: Good Pupils: 211 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Marlborough Primary Academy Ofsted Rating: Good Pupils: 111 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



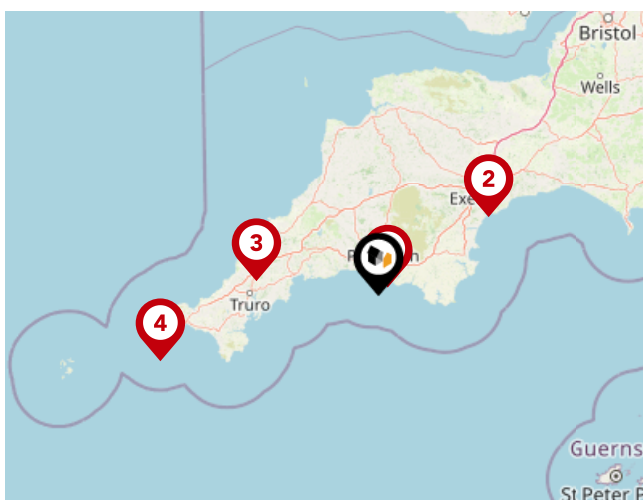
National Rail Stations

Pin	Name	Distance
1	Dockyard (Plymouth) Rail Station	0.28 miles
2	Devonport Rail Station	0.49 miles
3	Keyham Rail Station	0.46 miles



Trunk Roads/Motorways

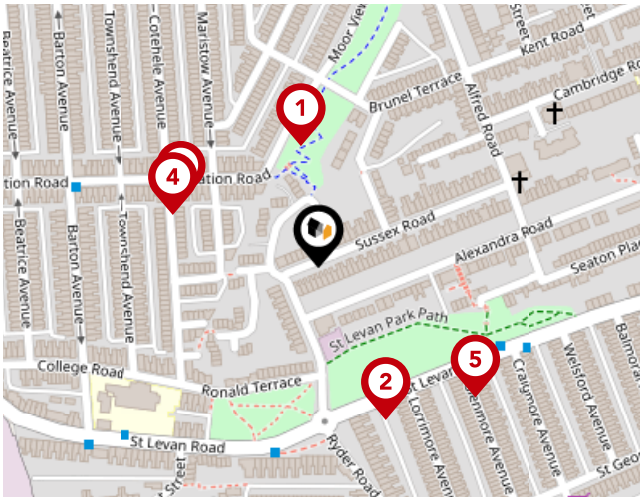
Pin	Name	Distance
1	M5 J31	35.35 miles
2	M5 J30	38.48 miles
3	M5 J29	39.22 miles
4	M5 J28	47.73 miles



Airports/Helipads

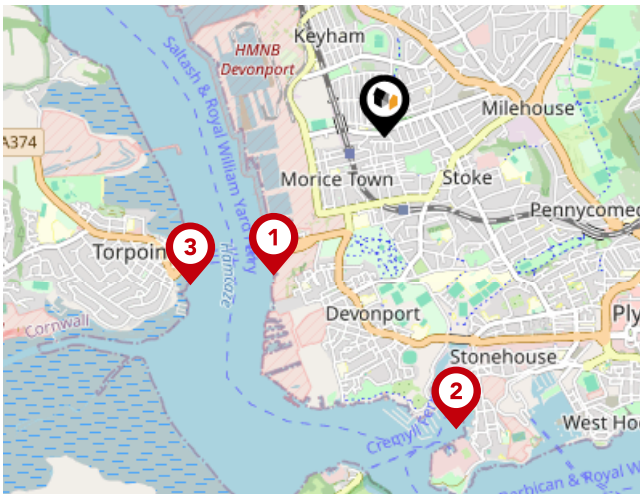
Pin	Name	Distance
1	Glenholt	3.74 miles
2	Exeter Airport	40.91 miles
3	St Mawgan	36.97 miles
4	Joppa	68.99 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Michael Avenue	0.07 miles
2	Ryder Road	0.1 miles
3	Cotehele Avenue	0.09 miles
4	Cotehele Avenue	0.09 miles
5	Craigmore Avenue	0.12 miles



Ferry Terminals

Pin	Name	Distance
1	Devonport Ferry Terminal	0.83 miles
2	Plymouth Stonehouse Ferry Terminal	1.42 miles
3	Torpoint Ferry Terminal	1.15 miles

Important - Please Read

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Lang Town & Country

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