

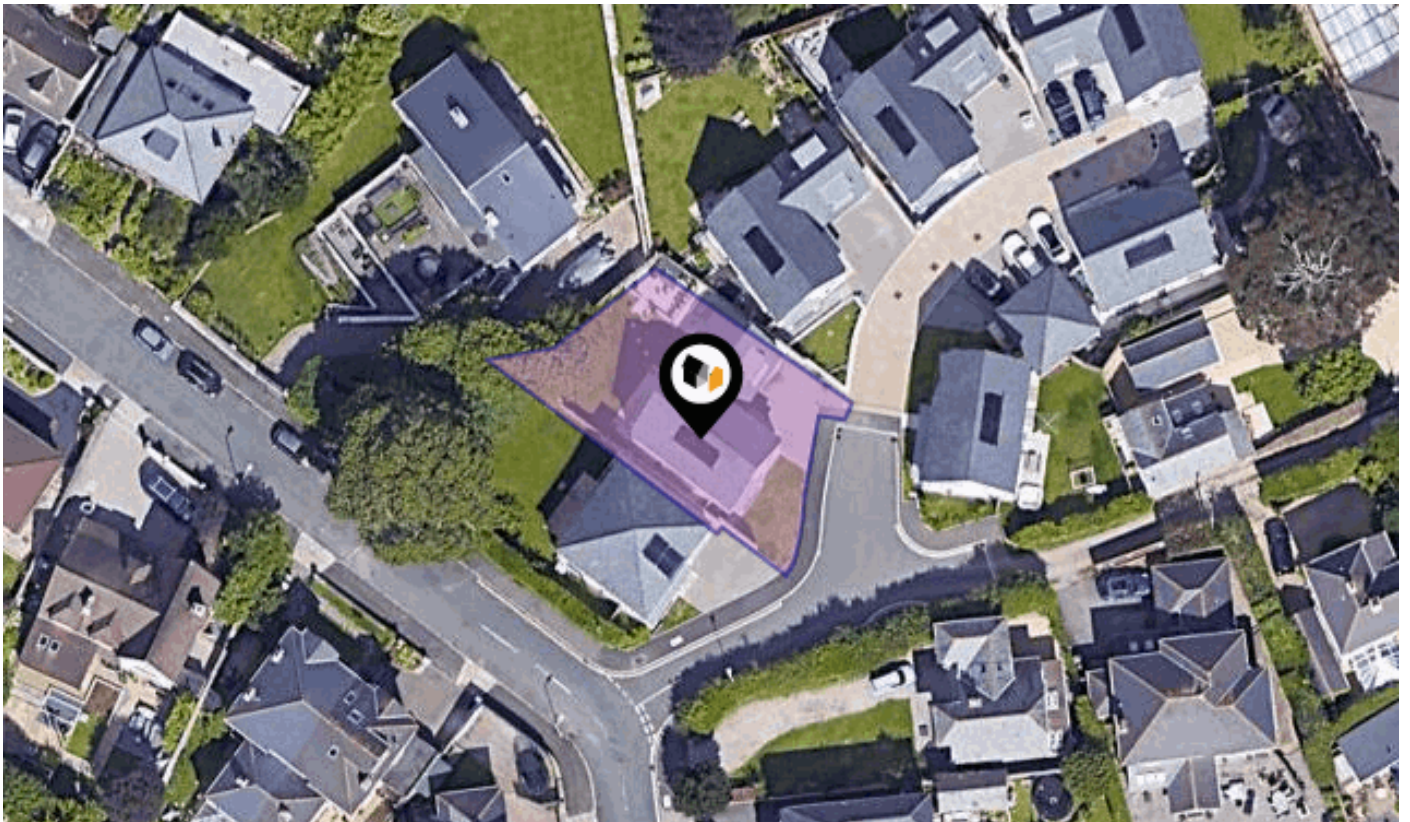


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 28th November 2024



HILL LANE, PLYMOUTH, PL3

Lang Town & Country

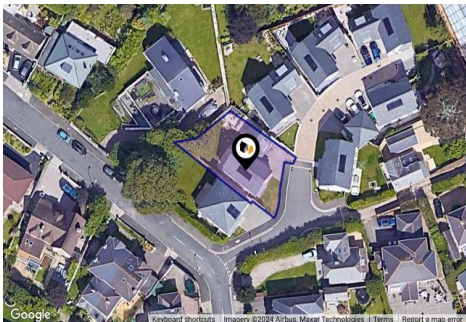
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,754 ft ² / 163 m ²		
Plot Area:	0.09 acres		
Year Built :	2018		
Council Tax :	Band F		
Annual Estimate:	£3,199		
Title Number:	DN695825		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	49 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Hill Lane, PL3

Energy rating

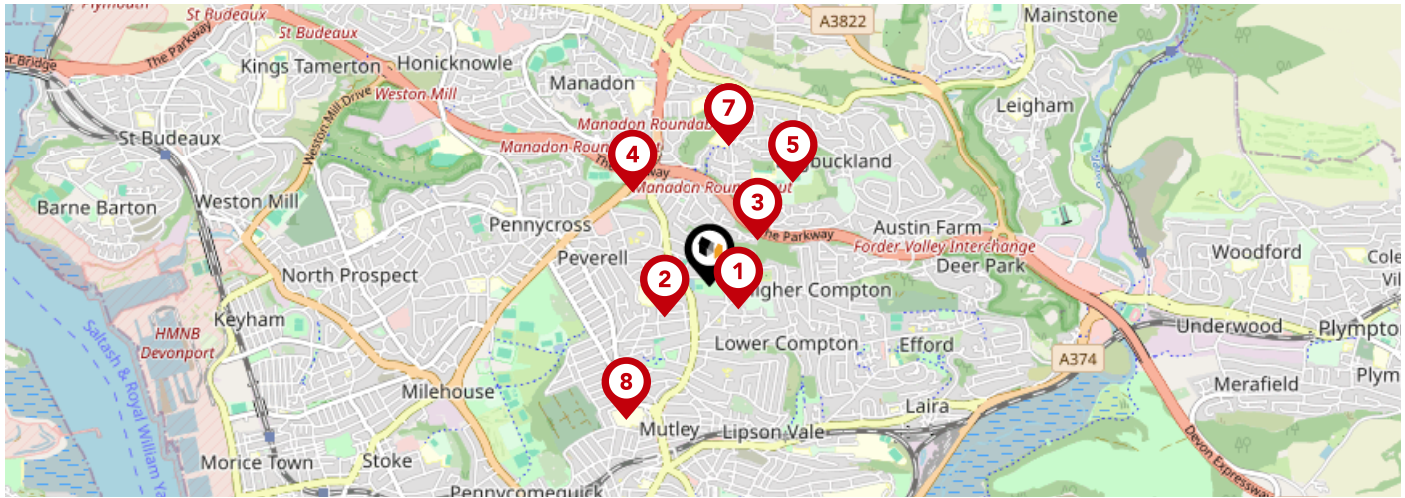
B

Valid until 15.02.2028

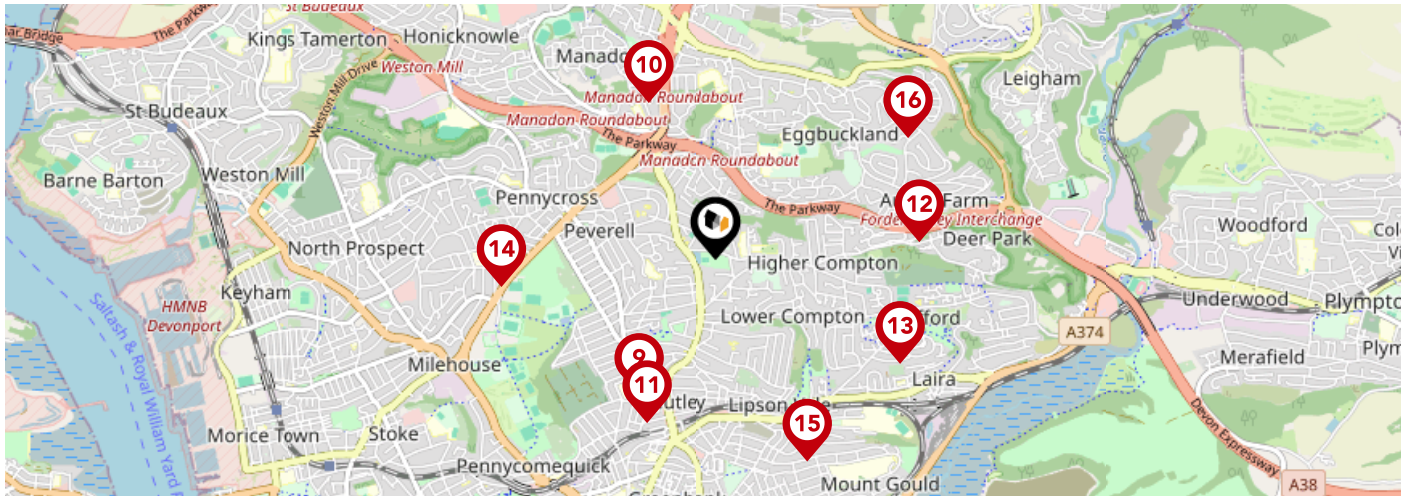
Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.17 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.14 W/m-Â°K
Total Floor Area:	163 m ²

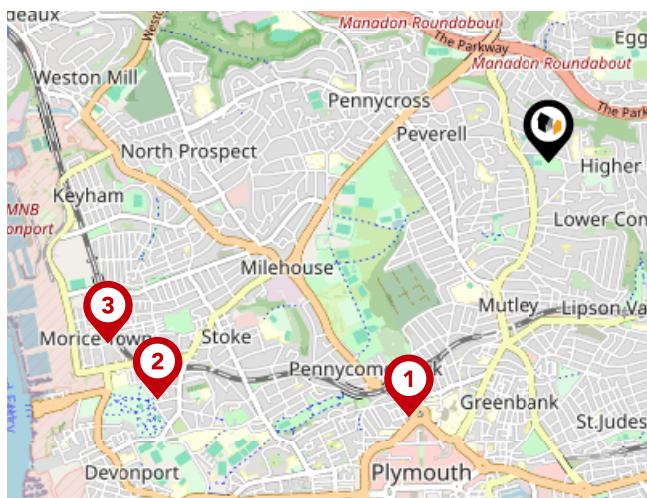


		Nursery	Primary	Secondary	College	Private
1	Compton CofE Primary School Ofsted Rating: Good Pupils: 431 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	King's School Ofsted Rating: Not Rated Pupils: 298 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Egguckland Community College Ofsted Rating: Requires improvement Pupils: 1040 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Manadon Vale Primary School Ofsted Rating: Good Pupils: 416 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Egguckland Vale Primary School Ofsted Rating: Good Pupils: 396 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Widey Court Primary School Ofsted Rating: Good Pupils: 602 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Courtlands School Ofsted Rating: Good Pupils: 107 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hyde Park Junior School Ofsted Rating: Good Pupils: 355 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



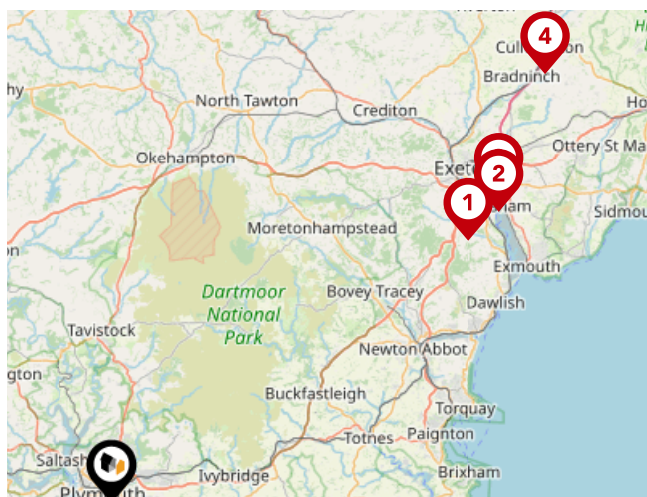
		Nursery	Primary	Secondary	College	Private
	Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Boniface's RC College Ofsted Rating: Requires improvement Pupils: 374 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plymouth College Ofsted Rating: Not Rated Pupils: 513 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Austin Farm Academy Ofsted Rating: Good Pupils: 125 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	High View School Ofsted Rating: Outstanding Pupils: 356 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Devonport High School for Girls Ofsted Rating: Good Pupils: 860 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Edward's CofE Primary School Ofsted Rating: Good Pupils: 219 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



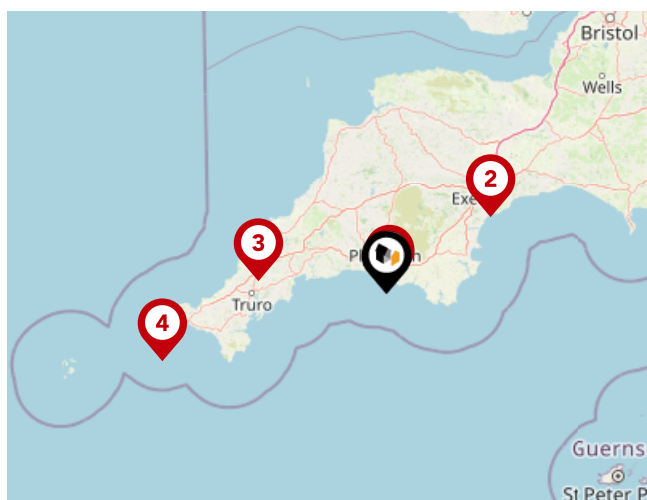
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1.37 miles
2	Devonport Rail Station	2.16 miles
3	Dockyard (Plymouth) Rail Station	2.25 miles



Trunk Roads/Motorways

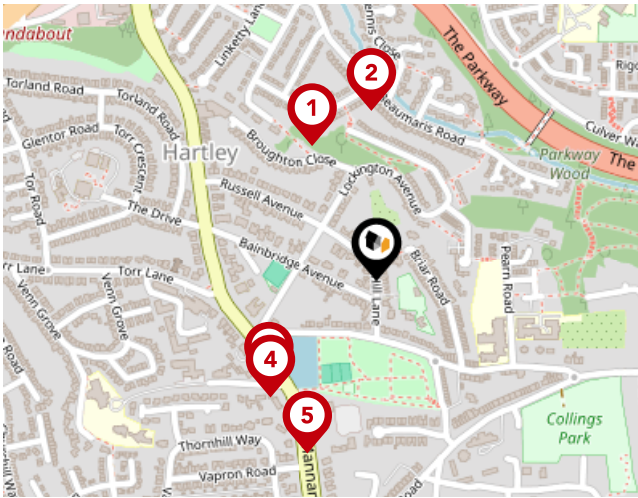
Pin	Name	Distance
1	M5 J31	33.43 miles
2	M5 J30	36.56 miles
3	M5 J29	37.32 miles
4	M5 J28	45.92 miles



Airports/Helipads

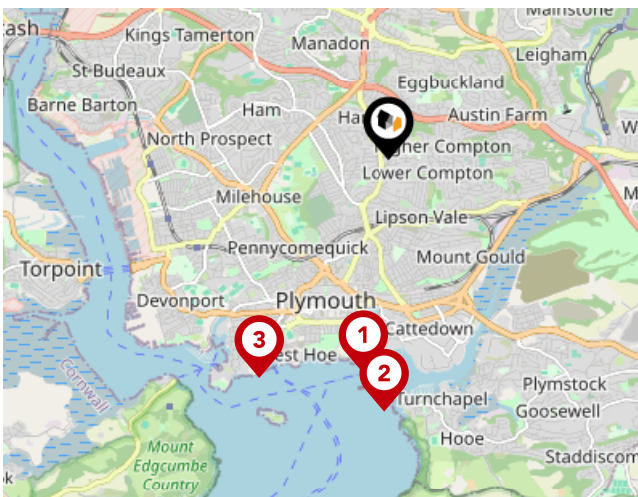
Pin	Name	Distance
1	Glenholt	2.09 miles
2	Exeter Airport	38.99 miles
3	St Mawgan	38.8 miles
4	Joppa	71 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Powderham Road	0.18 miles
2	Powderham Road	0.2 miles
3	Hartley Reservoir	0.18 miles
4	Hartley Reservoir	0.19 miles
5	Church of Latter Day Saints	0.22 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	2.02 miles
2	Plymouth Mount Batten Ferry Landing	2.38 miles
3	Plymouth Ferry Terminal	2.4 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.

Please note that all appliances and heating systems are not tested by Lang Town & Country and therefore no warranties can be given as to their good working order.

Lang Town & Country

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