

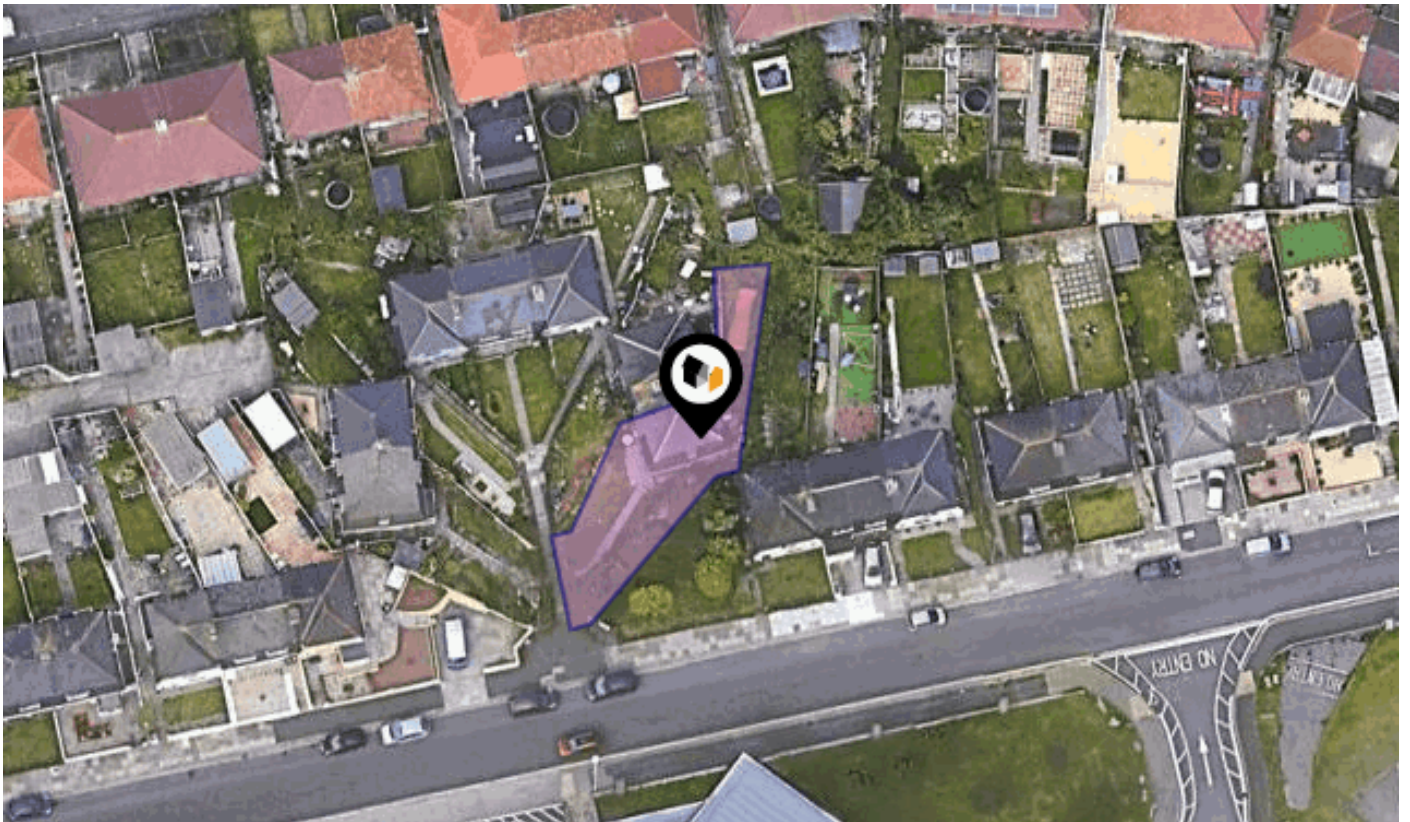


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 06th November 2024



MOUNT GOULD ROAD, PLYMOUTH, PL4

Lang Town & Country

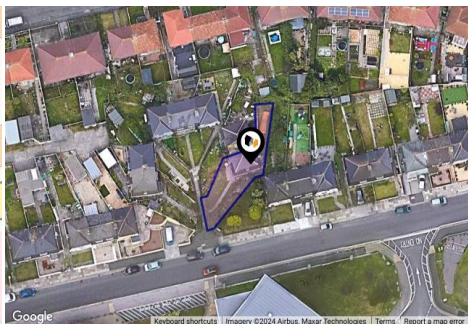
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

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Property



Type:	Semi-Detached
Bedrooms:	2
Floor Area:	775 ft ² / 72 m ²
Plot Area:	0.05 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,477
Title Number:	DN123157

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

9 mb/s	1000 mb/s
	

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



PL4

Energy rating

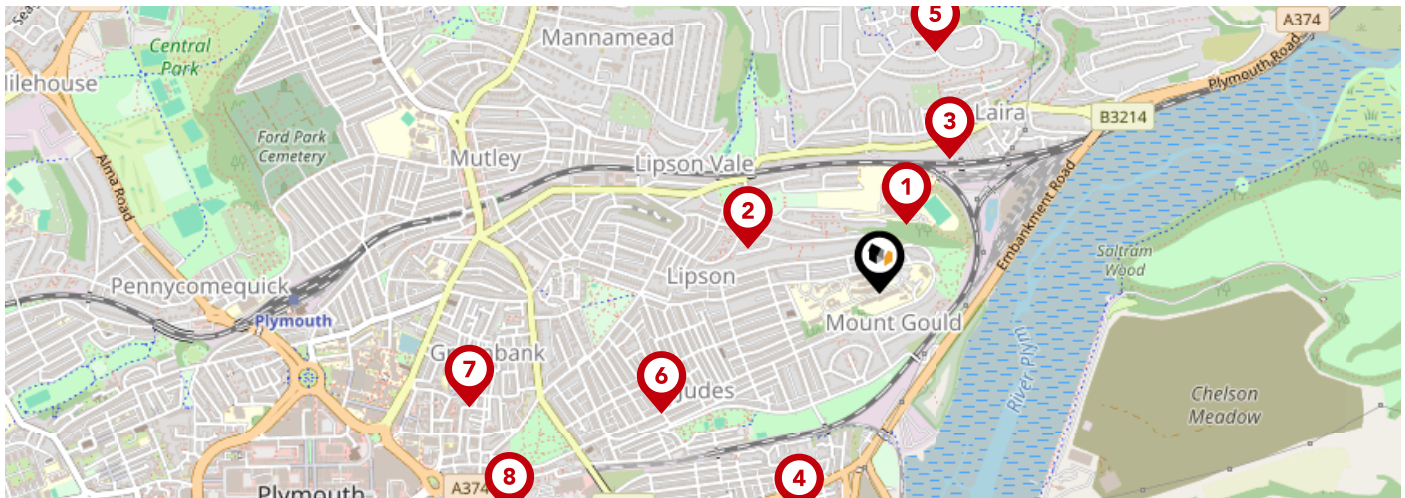
C

Valid until 10.07.2034

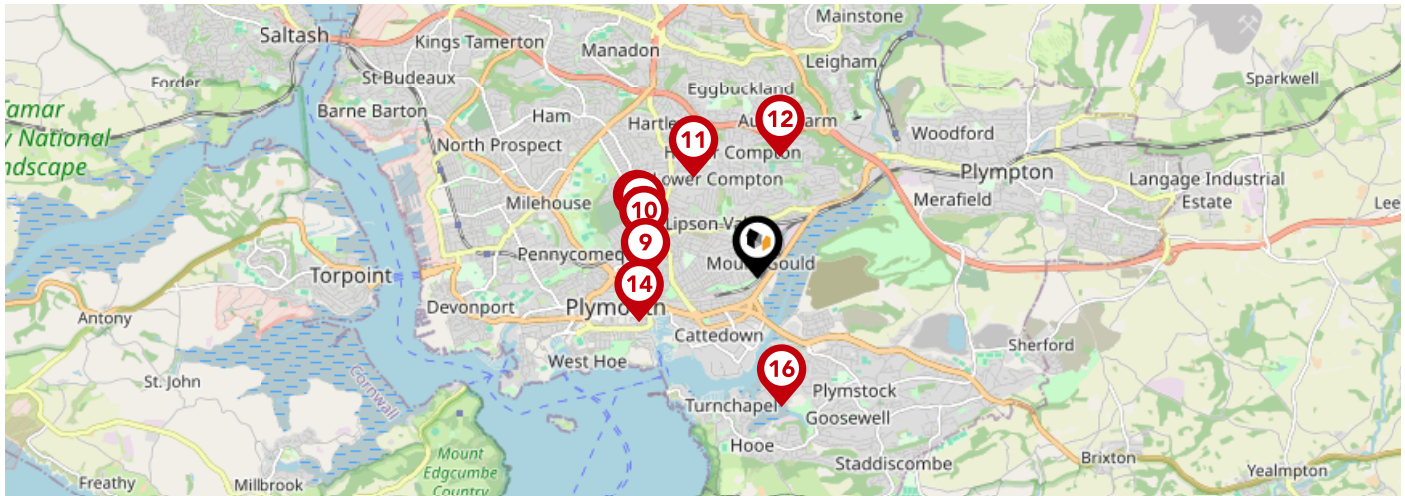
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









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 installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	72 m ²

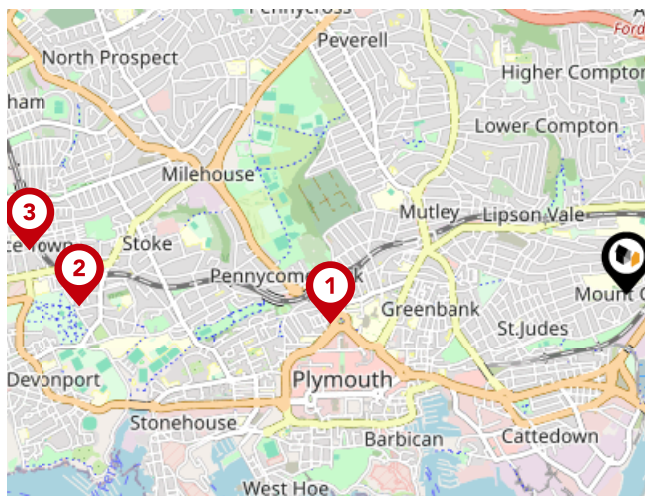


	Nursery	Primary	Secondary	College	Private
1 Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance:0.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Laira Green Primary School Ofsted Rating: Good Pupils: 230 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 High View School Ofsted Rating: Outstanding Pupils: 356 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



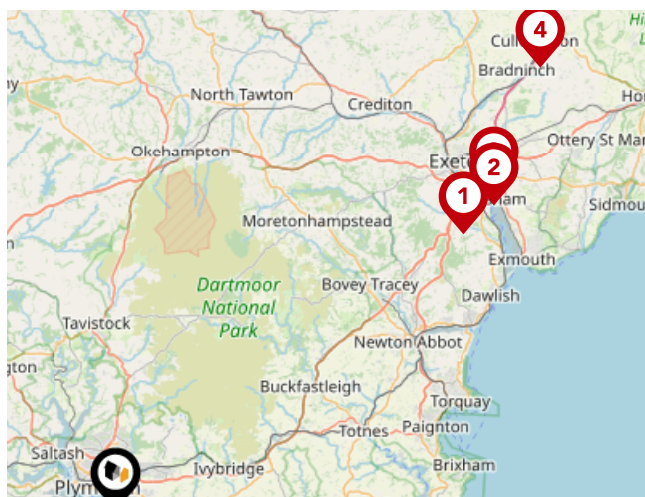
		Nursery	Primary	Secondary	College	Private
	Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plymouth College Ofsted Rating: Not Rated Pupils: 513 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Compton CofE Primary School Ofsted Rating: Good Pupils: 431 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Austin Farm Academy Ofsted Rating: Good Pupils: 125 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hyde Park Junior School Ofsted Rating: Good Pupils: 355 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



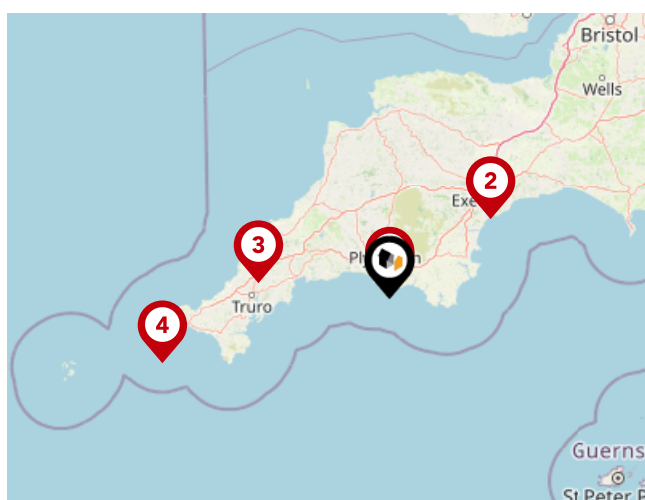
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1.41 miles
2	Devonport Rail Station	2.59 miles
3	Dockyard (Plymouth) Rail Station	2.84 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.49 miles
2	M5 J30	36.64 miles
3	M5 J29	37.43 miles
4	M5 J28	46.16 miles

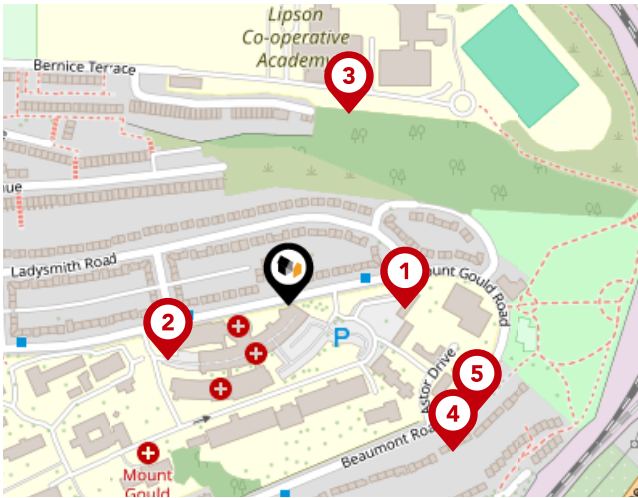


Airports/Helipads

Pin	Name	Distance
1	Glenholt	2.98 miles
2	Exeter Airport	39.06 miles
3	St Mawgan	39.65 miles
4	Joppa	71.43 miles

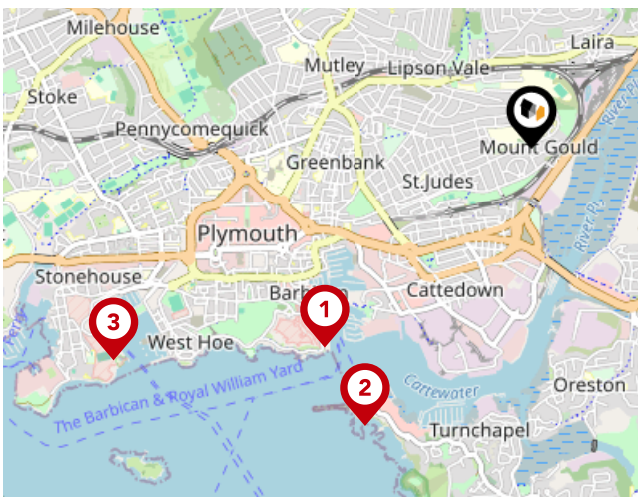
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ladysmith Road	0.07 miles
2	Crossway Avenue	0.08 miles
3	Lipson Community College	0.12 miles
4	Astor Drive	0.13 miles
5	Venton Centre	0.13 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	1.36 miles
2	Plymouth Mount Batten Ferry Landing	1.53 miles
3	Plymouth Ferry Terminal	2.22 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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