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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 26th November 2024



SEATON PARK, SEATON, TORPOINT, PL11

Lang Town & Country

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,120 ft ² / 197 m ²		
Plot Area:	0.08 acres		
Year Built :	1996-2002		
Council Tax :	Band E		
Annual Estimate:	£2,863		
Title Number:	CL74760		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	40 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



SEATON PARK, SEATON, PL11

Energy rating

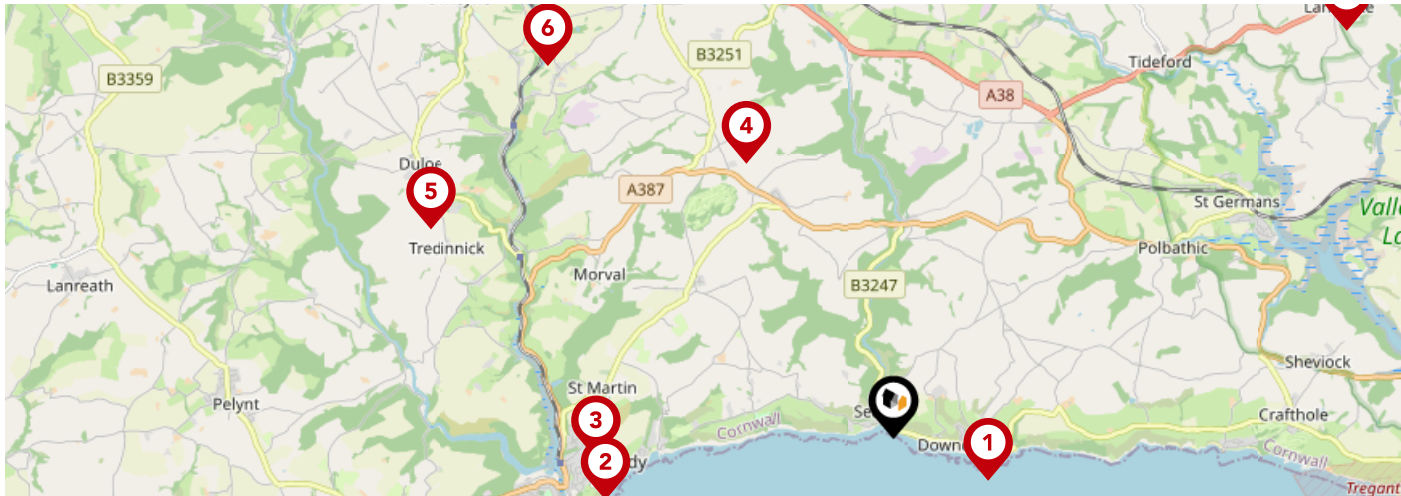
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Valid until 15.04.2031

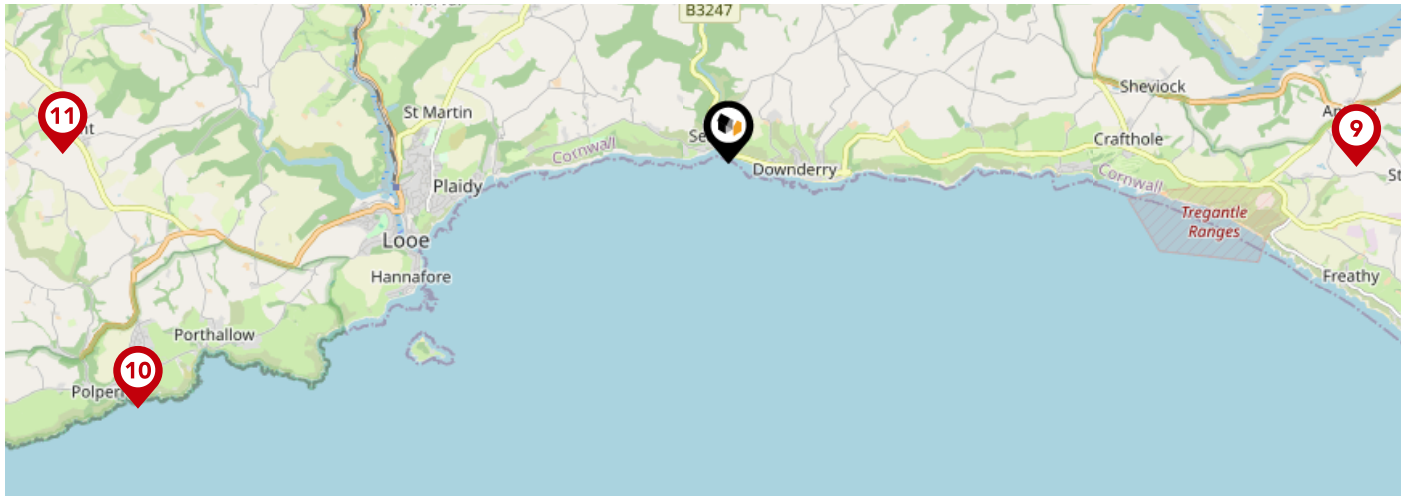
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	66 D
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	RHI application
Energy Tariff:	Single
Main Fuel:	LPG (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, LPG
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 86% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	197 m ²

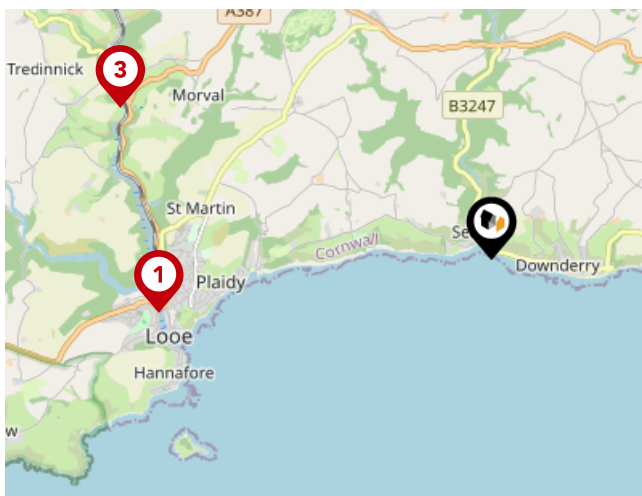


		Nursery	Primary	Secondary	College	Private
1	St Nicolas' CofE VA School, Downderry Ofsted Rating: Good Pupils: 105 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Looe Primary Academy Ofsted Rating: Good Pupils: 243 Distance:2.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Looe Community Academy Ofsted Rating: Good Pupils: 537 Distance:2.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Trenode CofE VA Primary Academy Ofsted Rating: Good Pupils: 36 Distance:2.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Duloe CofE VA Primary Academy Ofsted Rating: Good Pupils: 100 Distance:4.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Trewidland Primary School Ofsted Rating: Good Pupils: 38 Distance:4.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Menheniot Primary School Ofsted Rating: Good Pupils: 156 Distance:5.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Sir Robert Geffery's Voluntary Aided Church of England Primary School Ofsted Rating: Good Pupils: 211 Distance:5.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



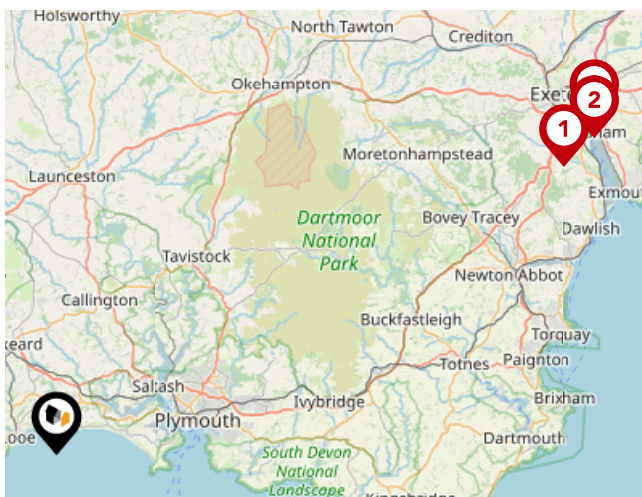
		Nursery	Primary	Secondary	College	Private
	Antony Church of England School Ofsted Rating: Good Pupils: 84 Distance:5.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Polperro Primary Academy Ofsted Rating: Good Pupils: 106 Distance:6.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pelynt Primary Academy Ofsted Rating: Good Pupils: 99 Distance:6.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Quethiock CofE School Ofsted Rating: Good Pupils: 72 Distance:6.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Martin's CofE Primary School Ofsted Rating: Good Pupils: 310 Distance:6.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Taliesin Education Ltd Ofsted Rating: Good Pupils: 9 Distance:6.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Caradon Alternative Provision Academy Ofsted Rating: Requires improvement Pupils: 28 Distance:7.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burraton Community Primary School Ofsted Rating: Good Pupils: 376 Distance:7.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



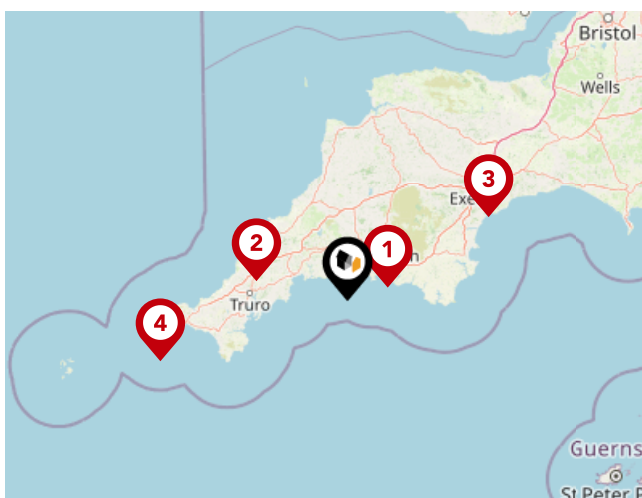
National Rail Stations

Pin	Name	Distance
1	Looe Rail Station	3.19 miles
2	St Germans Rail Station	3.87 miles
3	Sandplace Rail Station	3.8 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	43.95 miles
2	M5 J30	47.02 miles
3	M5 J29	47.67 miles



Airports/Helipads

Pin	Name	Distance
1	Glenholt	12.72 miles
2	St Mawgan	27.9 miles
3	Exeter Airport	49.46 miles
4	Joppa	59.63 miles

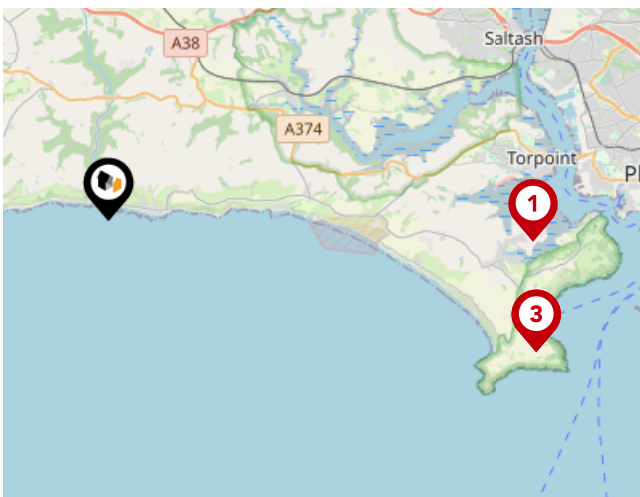
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Sea Front	0.14 miles
2	The Car Park	0.14 miles
3	Outside Jazmin	0.16 miles
4	Broads Yard	0.7 miles
5	Church	0.94 miles



Ferry Terminals

Pin	Name	Distance
1	Cawsand Beach Ferry Landing Pier	8.05 miles
2	Cawsands Beach Ferry Landing	8.47 miles
3	Cawsand Beach Ferry Landing	8.48 miles

Important - Please Read

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Lang Town & Country

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