

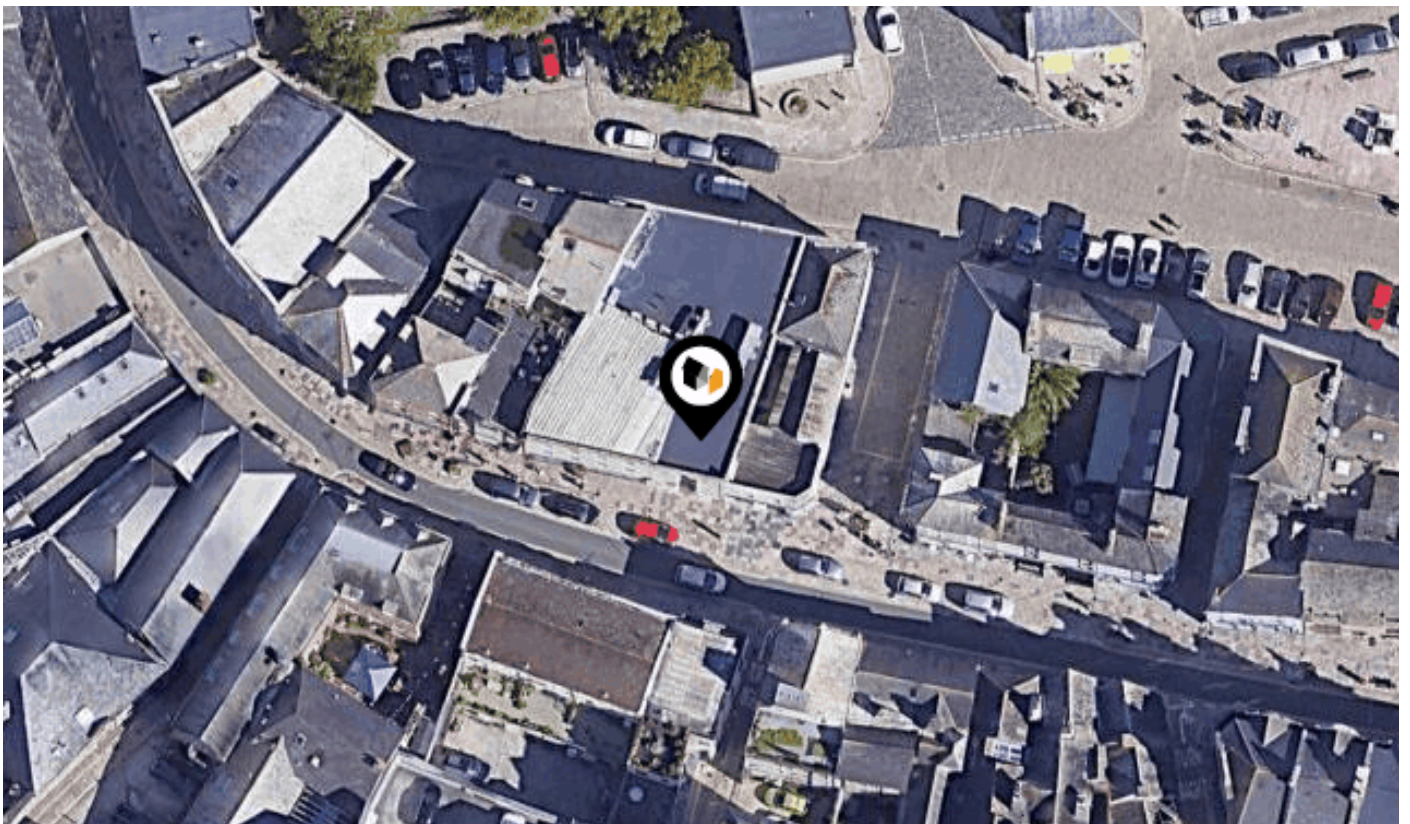


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 21st February 2025



FLAT 2, 13, SOUTHSIDE STREET, PLYMOUTH, PL1 2LA

6 Mannamead Road Plymouth Devon PL4 7AA

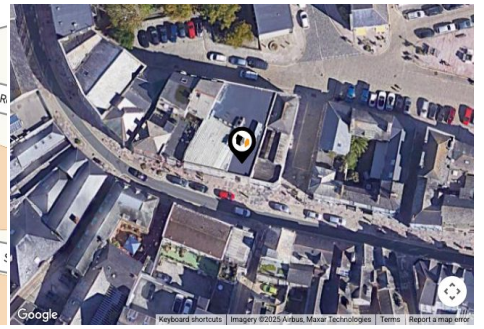
01752 256000

property@langtownandcountry.com

www.langtownandcountry.com



Property Overview



Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	775 ft ² / 72 m ²
Council Tax :	Band A
Annual Estimate:	£1,477
UPRN:	10095898152

Local Area

Local Authority:	City of plymouth
Conservation Area:	Barbican (Plymouth, City of (Ua))

Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	- mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Flat 2, 13 Southside Street, PL1 2LA

Energy rating

C

Valid until 26.04.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	71 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

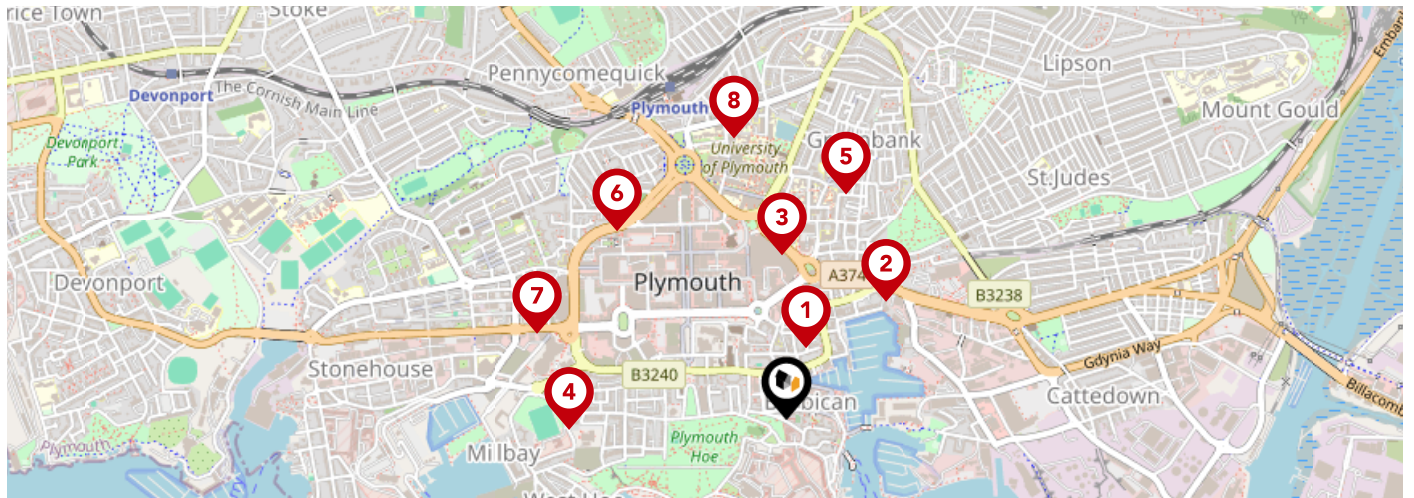
Property

EPC - Additional Data

Additional EPC Data

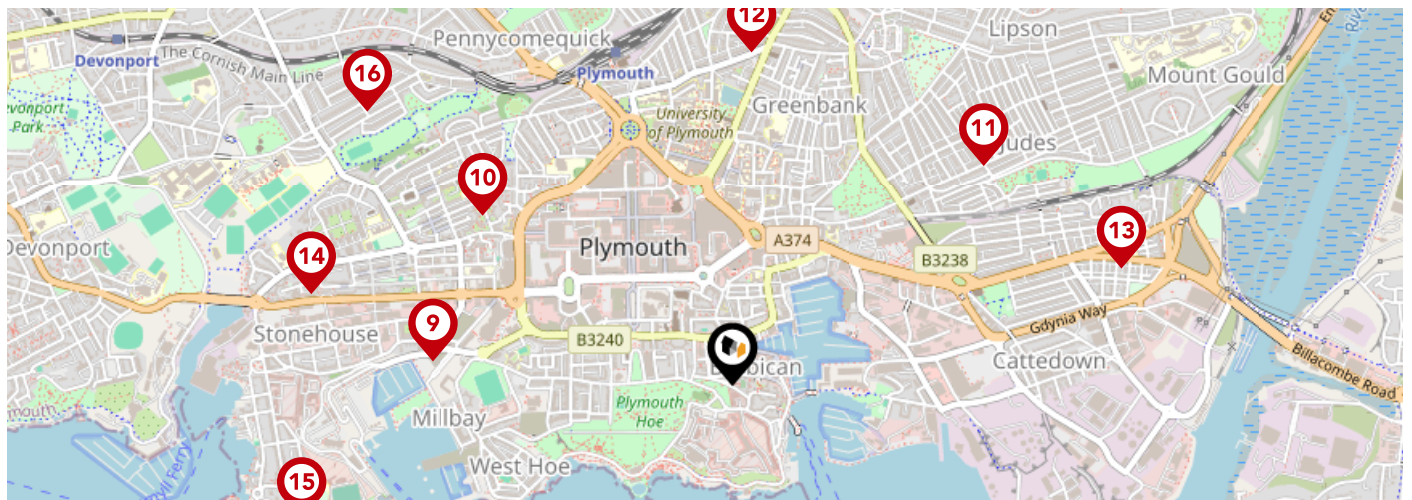
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Off-peak 10 hour
Floor Level:	2
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.15 W/m-Â°K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Community scheme
Main Heating Controls:	Flat rate charging, programmer and TRVs
Hot Water System:	Community scheme
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	72 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:0.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

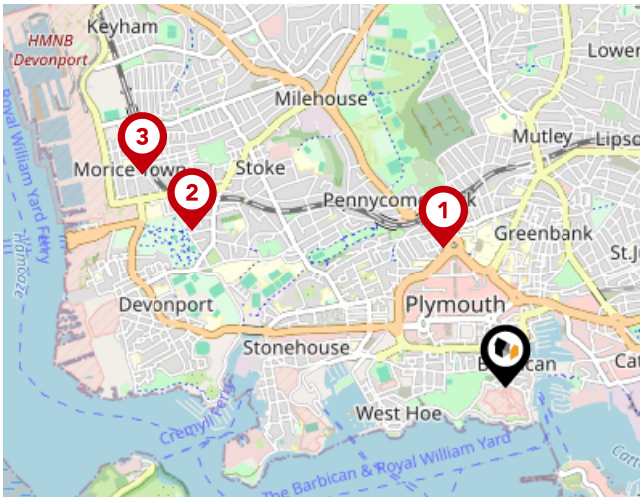
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

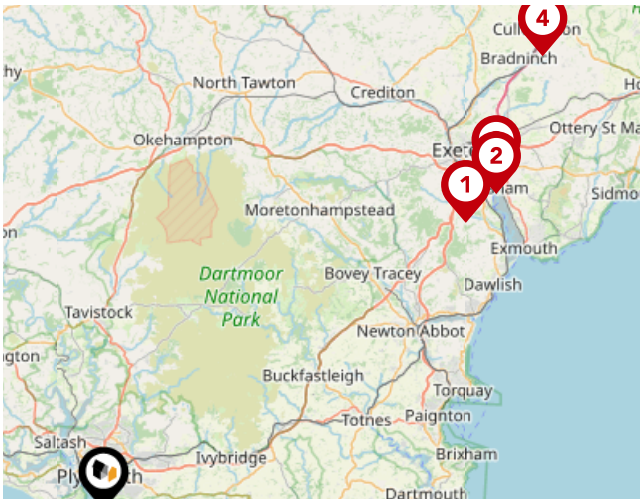
Area

Transport (National)



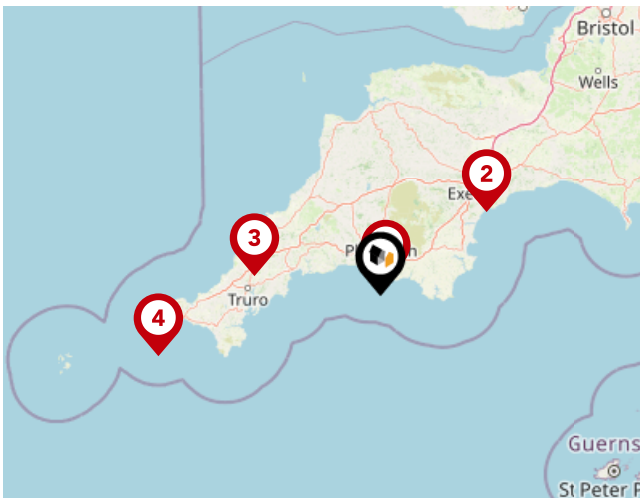
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.73 miles
2	Devonport Rail Station	1.66 miles
3	Dockyard (Plymouth) Rail Station	1.99 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.85 miles
2	M5 J30	38 miles
3	M5 J29	38.79 miles
4	M5 J28	47.51 miles



Airports/Helipads

Pin	Name	Distance
1	Glenholt	3.97 miles
2	Exeter Airport	40.43 miles
3	St Mawgan	38.66 miles
4	Joppa	70.16 miles

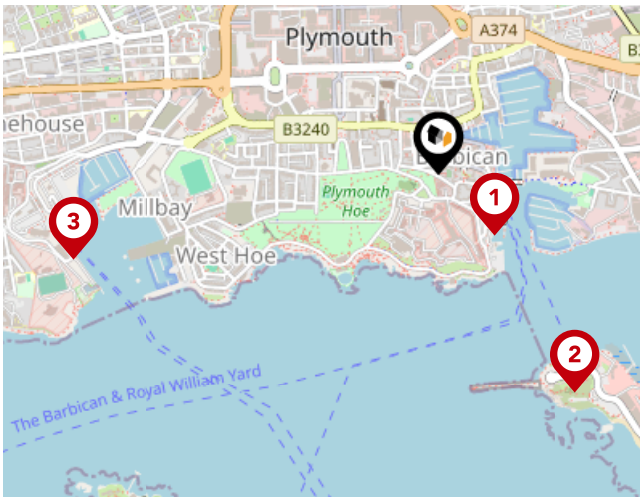
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Distillery	0.03 miles
2	Batter Street	0.06 miles
3	The Citadel	0.1 miles
4	Buckwell Street	0.12 miles
5	The Navy	0.1 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	0.19 miles
2	Plymouth Mount Batten Ferry Landing	0.61 miles
3	Plymouth Ferry Terminal	0.89 miles

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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6 Mannamead Road Plymouth Devon PL4
7AA
01752 256000
property@langtownandcountry.com
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