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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18<sup>th</sup> July 2024



## ROLLIS PARK ROAD, PLYMOUTH, PL9

### Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com








## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	882 ft <sup>2</sup> / 82 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,215		
<b>Title Number:</b>	DN105863		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>10</b> mb/s	<b>47</b> mb/s	<b>1000</b> mb/s
		

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



PL9

Energy rating

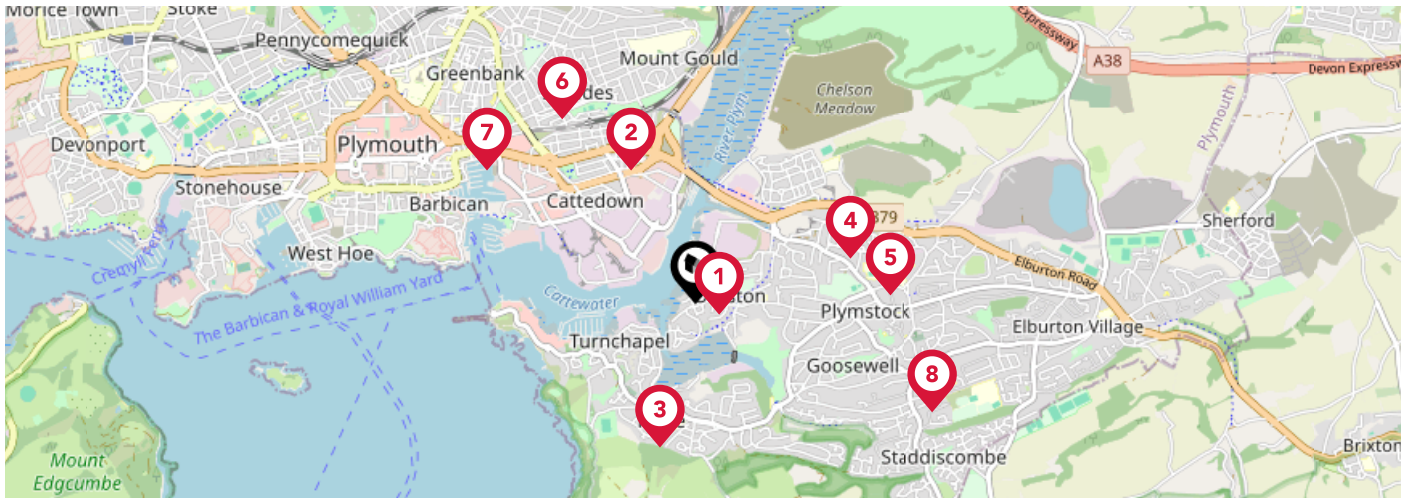
**D**

Valid until 03.03.2034

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

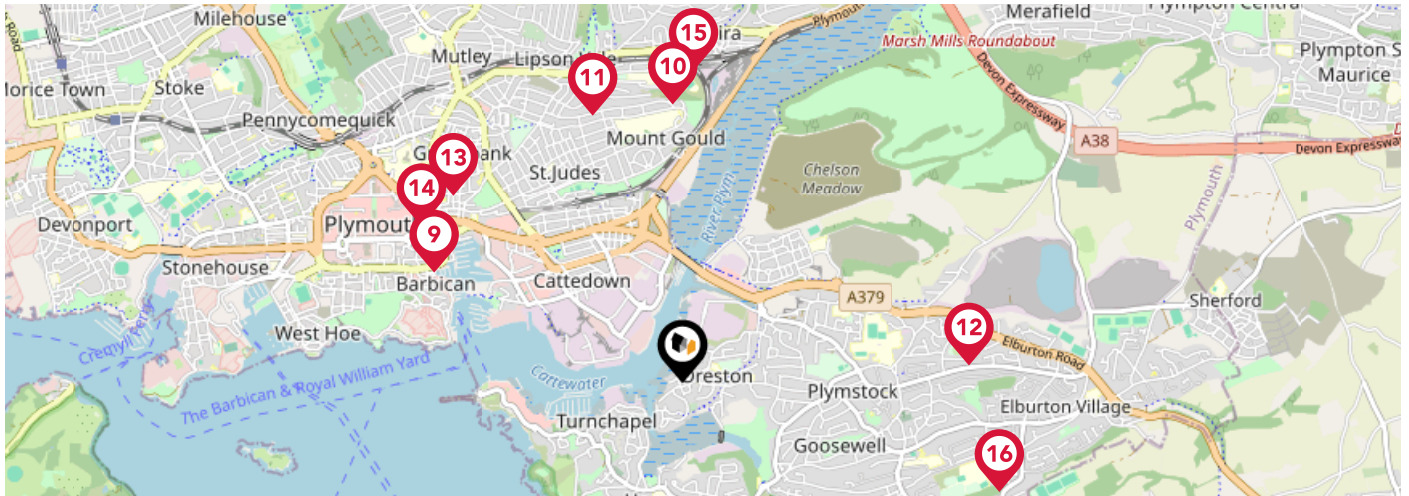
## Additional EPC Data









<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, partial insulation (assumed)
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	82 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Oreston Community Academy</b> Ofsted Rating: Good   Pupils: 457   Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Prince Rock Primary School</b> Ofsted Rating: Outstanding   Pupils: 406   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hooe Primary Academy</b> Ofsted Rating: Good   Pupils: 218   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Pomphlett Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Plymstock School</b> Ofsted Rating: Good   Pupils: 1549   Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Salisbury Road Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 486   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Holy Cross Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 283   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Goosewell Primary Academy</b> Ofsted Rating: Good   Pupils: 517   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





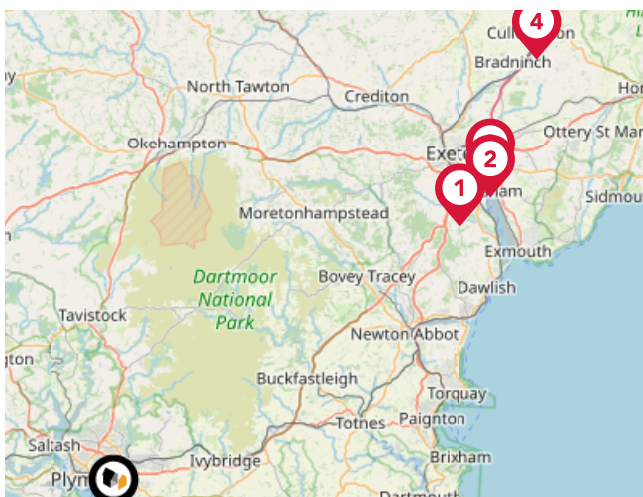
		Nursery	Primary	Secondary	College	Private
	<b>ACE Schools Plymouth</b> Ofsted Rating: Good   Pupils: 220   Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lipson Co-operative Academy</b> Ofsted Rating: Good   Pupils: 1008   Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lipson Vale Primary School</b> Ofsted Rating: Good   Pupils: 396   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dunstone Primary School</b> Ofsted Rating: Good   Pupils: 188   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mount Street Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 220   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Plymouth College of Art</b> Ofsted Rating: Good   Pupils:0   Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Laira Green Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 271   Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coombe Dean School</b> Ofsted Rating: Good   Pupils: 1009   Distance:1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



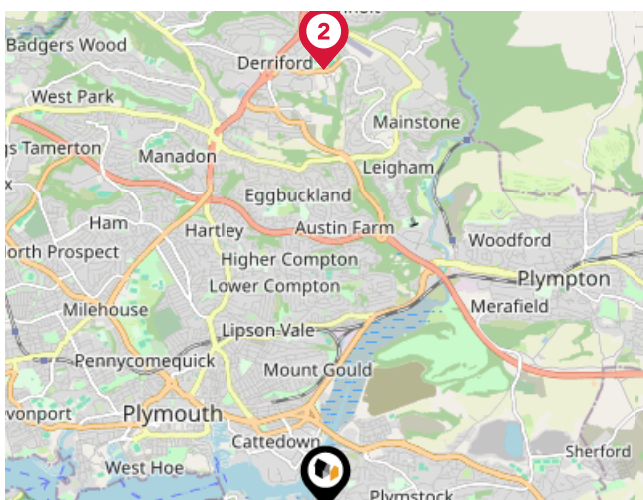
## National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1.83 miles
2	Plymouth Rail Station	1.82 miles
3	Devonport Rail Station	2.92 miles



## Trunk Roads/Motorways

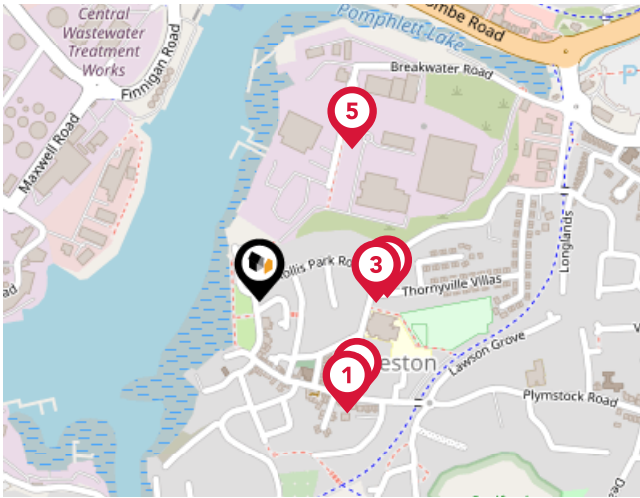
Pin	Name	Distance
1	M5 J31	34.14 miles
2	M5 J30	37.29 miles
3	M5 J29	38.1 miles
4	M5 J28	46.93 miles



## Airports/Helipads

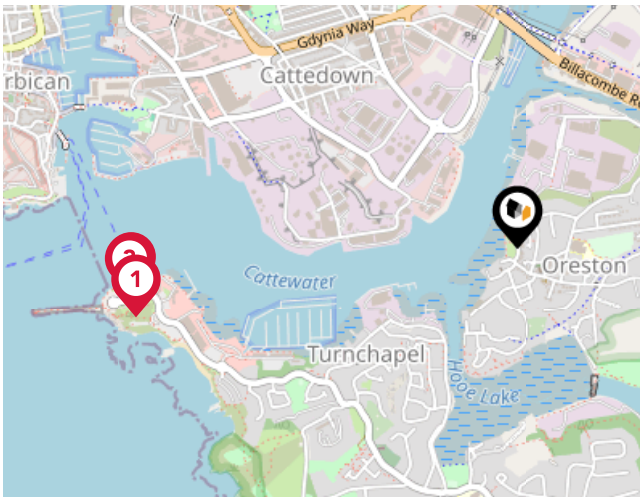
Pin	Name	Distance
1	Plymouth City Airport	4.14 miles
2	Plymouth City Airport	4.14 miles
3	Exeter International Airport	39.71 miles
4	Exeter International Airport	39.71 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Oreston Road	0.17 miles
2	Oreston Road	0.17 miles
3	Rollis Park Road	0.14 miles
4	Rollis Park Road	0.15 miles
5	Ssl Call Centre	0.21 miles



## Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	0.91 miles
2	Plymouth Mount Batten Ferry Landing	0.92 miles
3	Plymouth Mount Batten Ferry Landing	0.92 miles



## Important - Please Read

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# Lang Town & Country

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### Lang Town & Country

6 The Broadway Plymstock Plymouth PL9  
7AU  
01752 456000  
Natalie@langtownandcountry.com  
www.langtownandcountry.com

