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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23<sup>rd</sup> July 2024



## TRINITY STREET, PLYMOUTH, PL1

### Lang Town & Country

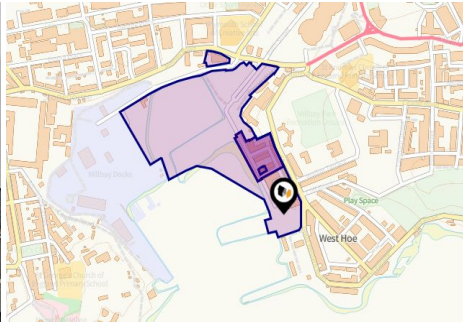
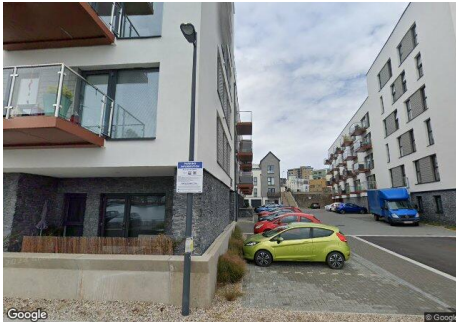
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com







## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Lease Term:</b>	250 years and 5 days from and including 22 December 2006
<b>Floor Area:</b>	731 ft <sup>2</sup> / 68 m <sup>2</sup>	<b>Term Remaining:</b>	-
<b>Plot Area:</b>	28.32 acres		
<b>Year Built :</b>	2014		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,215		
<b>Title Number:</b>	DN687070		

## Local Area

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

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

<b>12</b> mb/s	<b>1000</b> mb/s
	

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



### Satellite/Fibre TV Availability:



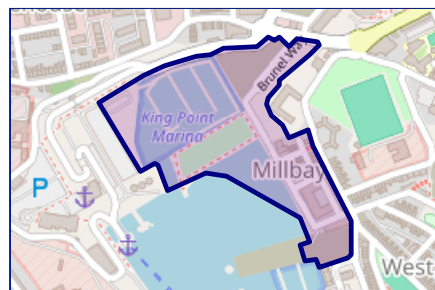
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



**DN368173**

## Leasehold Title Plan



**DN475212**

Start Date: 16/12/2002	End Date: 17/12/3001	Lease Term: 999 years from 17 December 2002	Term: 978 years	Remaining:	Start Date: 27/03/2013	End Date: 22/12/2256	Lease Term: 250 years	Term: from and including 22 December 2006	Remaining: 232 years	Start Date: 17/12/2014	End Date: 22/12/2256	Lease Term: 250 years	Term: less 3 days from 22 December 2006	Remaining: 232 years	Start Date: -	End Date: -	Lease Term: 250 years	Term: and 5 days from and including 22 December 2006	Remaining: -
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Trinity Street, PL1

Energy rating

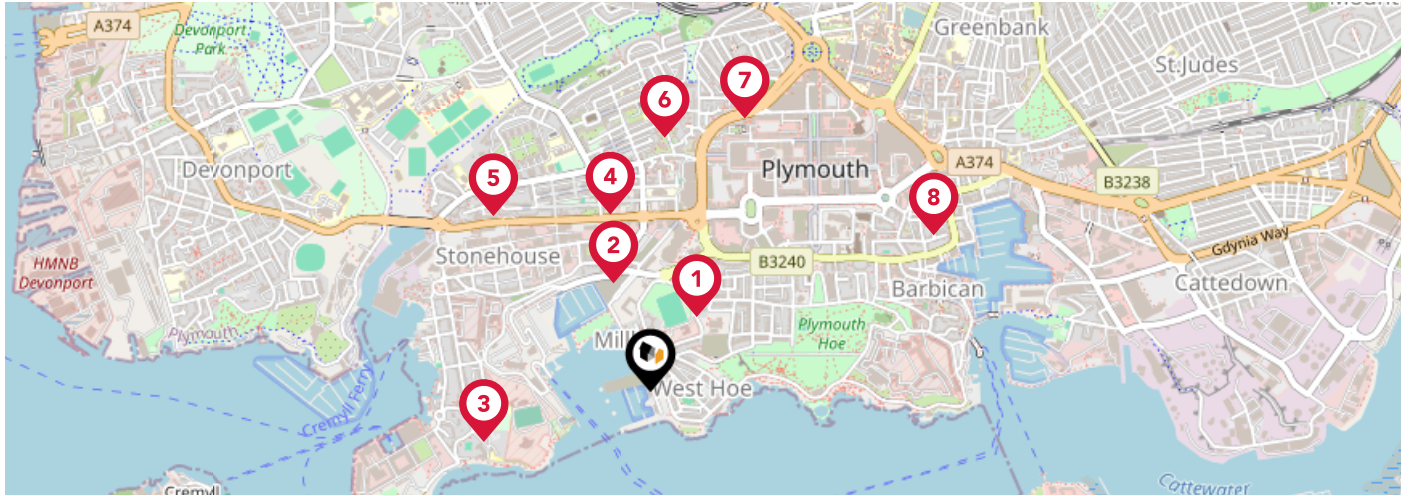
# B

Valid until 30.10.2024

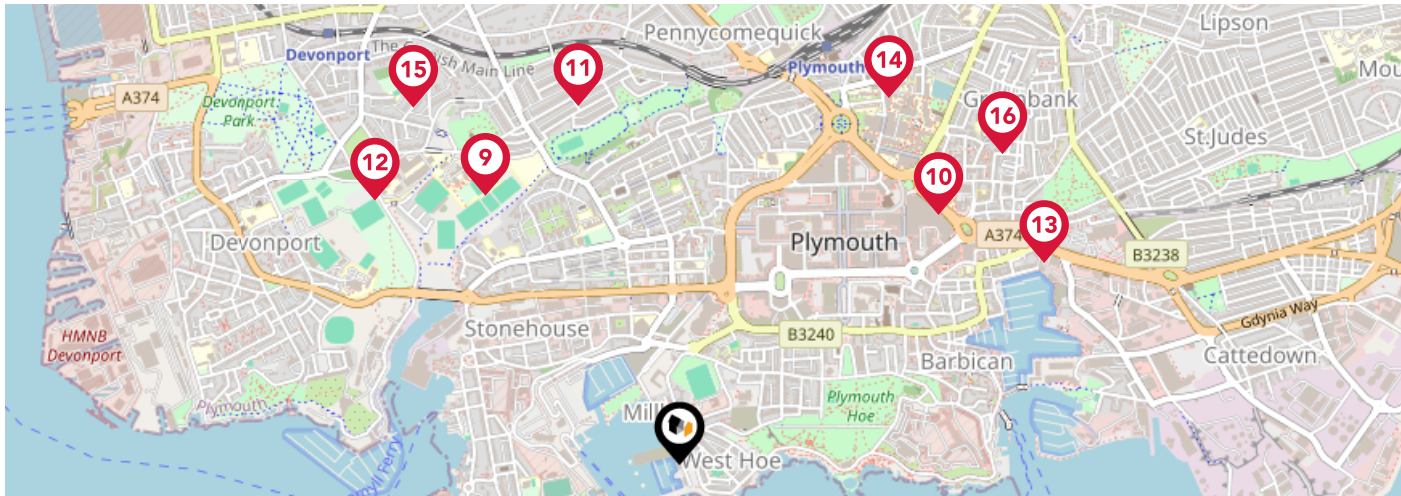
Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 84   B	← 84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Floor Level:</b>	Mid floor
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.18 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	(other premises above)
<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>	(other premises below)
<b>Total Floor Area:</b>	68 m <sup>2</sup>

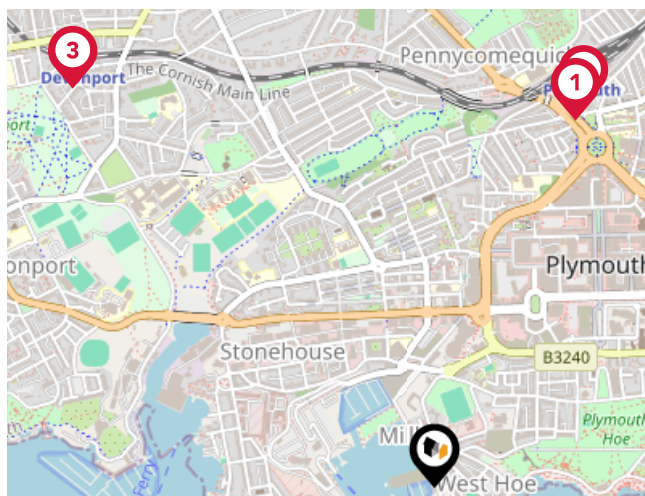


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Andrew's Cof E VA Primary School</b> Ofsted Rating: Outstanding   Pupils: 202   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Millbay Academy</b> Ofsted Rating: Inadequate   Pupils: 1020   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St George's CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 93   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Peter's CofE Primary School</b> Ofsted Rating: Requires improvement   Pupils: 183   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>High Street Primary Academy</b> Ofsted Rating: Inadequate   Pupils: 141   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Cathedral School of St Mary</b> Ofsted Rating: Good   Pupils: 105   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Pilgrim Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 368   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>ACE Schools Plymouth</b> Ofsted Rating: Good   Pupils: 220   Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



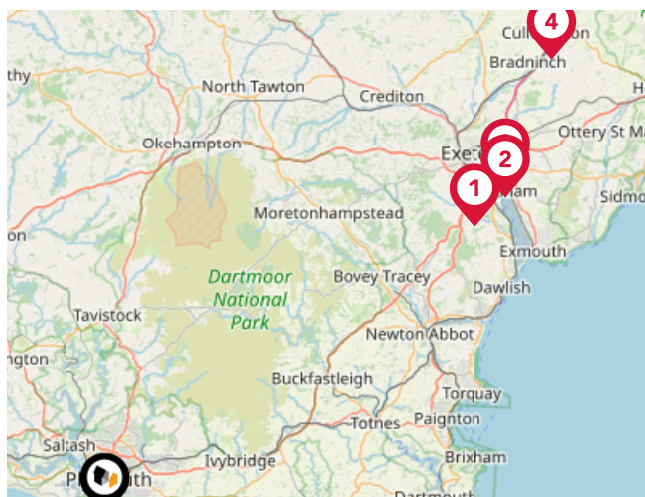
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Devonport High School for Boys</b> Ofsted Rating: Outstanding   Pupils: 1229   Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Plymouth College of Art</b> Ofsted Rating: Good   Pupils:0   Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Stuart Road Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>City College Plymouth</b> Ofsted Rating: Good   Pupils:0   Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Holy Cross Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 283   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Fletewood School at Derry Villas</b> Ofsted Rating: Good   Pupils: 50   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Stoke Damerel Primary School</b> Ofsted Rating: Good   Pupils: 405   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Mount Street Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 220   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



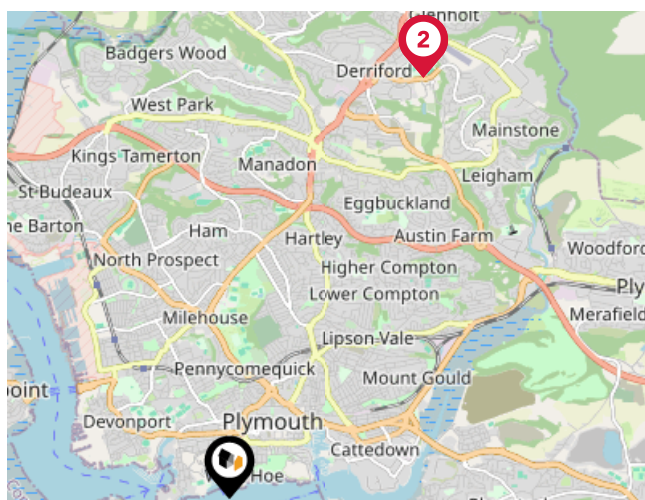
## National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.93 miles
2	Plymouth Rail Station	0.96 miles
3	Devonport Rail Station	1.27 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.47 miles
2	M5 J30	38.62 miles
3	M5 J29	39.4 miles
4	M5 J28	48.09 miles

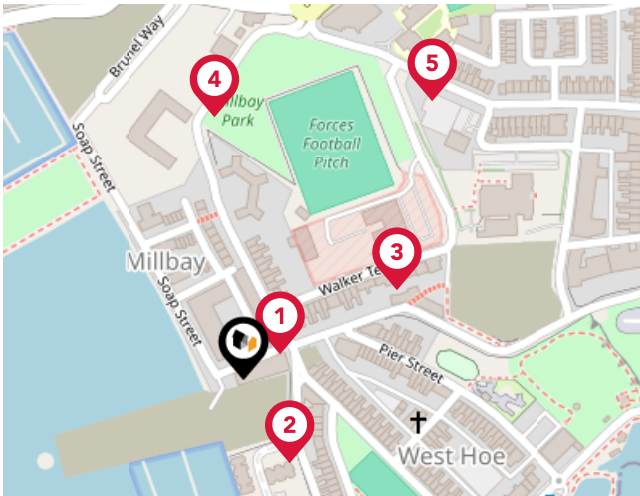


## Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	4.38 miles
2	Plymouth City Airport	4.38 miles
3	Newquay St Mawgan Airport	38.08 miles
4	Newquay St Mawgan Airport	38.08 miles

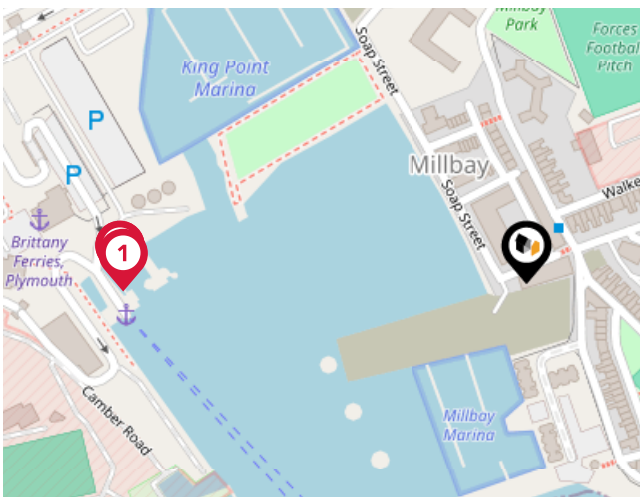


# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	West Hoe Post Office	0.03 miles
2	Rusty Anchor	0.06 miles
3	Walker Terrace	0.11 miles
4	Telecom House	0.16 miles
5	St Andrews School	0.2 miles



## Ferry Terminals

Pin	Name	Distance
1	Plymouth Ferry Terminal	0.24 miles
2	Plymouth Ferry Terminal	0.24 miles
3	Plymouth Ferry Terminal	0.24 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  
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Natalie@langtownandcountry.com  
www.langtownandcountry.com

