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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18th July 2024



WEMBURY ROAD, WEMBURY, PLYMOUTH, PL9

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,711 ft ² / 159 m ²		
Plot Area:	0.17 acres		
Council Tax :	Band F		
Annual Estimate:	£3,427		
Title Number:	DN686957		

Local Area

Local Authority:	Devon	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)	
Conservation Area:	No	30 mb/s	1000 mb/s
Flood Risk:			
• Rivers & Seas	No Risk		
• Surface Water	Very Low		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Wembury Road, Wembury, Plymouth, PL9*

Reference - 2777/19/NMM
Decision: Conditions
Date: 28th August 2019
Description: Non-Material amendment for alterations to Ground floor layout with extension and alterations to windows and door at rear elevation to amend planning permission 0585/19/HHO
Reference - 0585/19/HHO
Decision: Conditions
Date: 04th March 2019
Description: Householder application for proposed extension to rear
Reference - 2777/19/NMM
Decision: -
Date: -
Description: Non-Material amendment for alterations to Ground floor layout with extension and alterations to windows and door at rear elevation to amend planning permission 0585/19/HHO
Reference - 0585/19/HHO
Decision: -
Date: -
Description: Householder application for proposed extension to rear

Wembury Road, Wembury, PL9

Energy rating

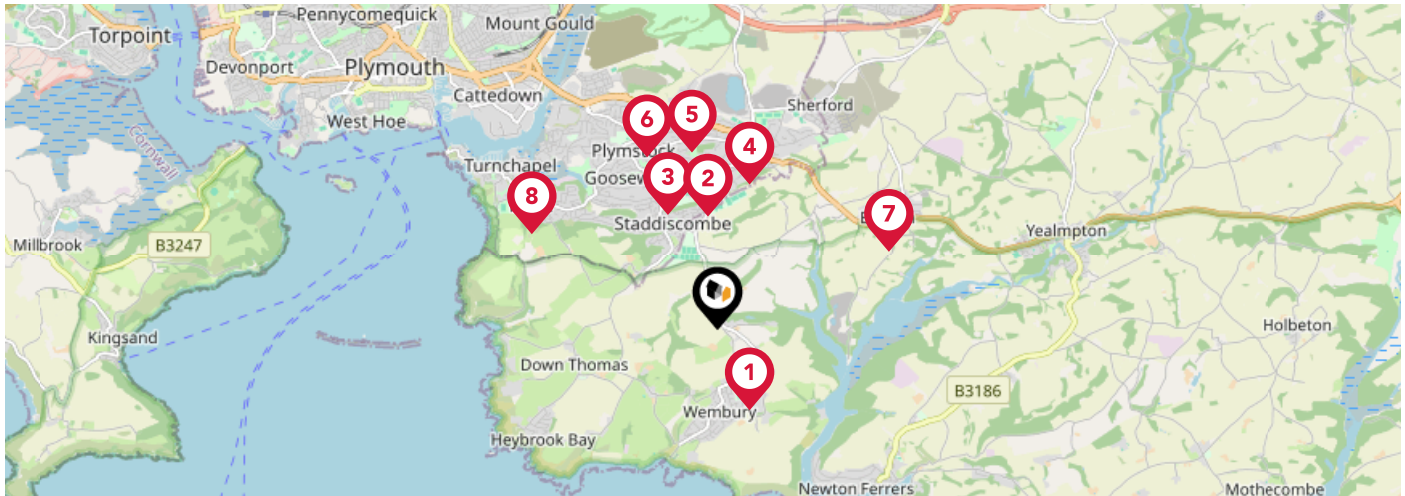
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Valid until 08.01.2026

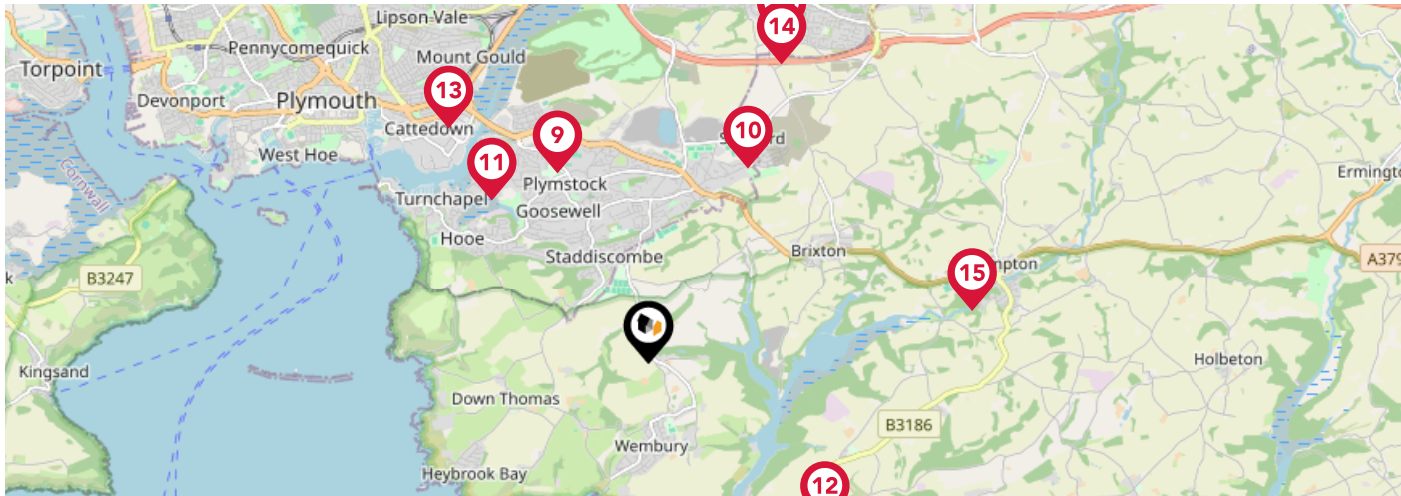
Score	Energy rating	Current	Potential
92+	A	← 95 A	← 110 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	NO DATA!
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.23 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Community scheme
Main Heating Controls:	Charging system linked to use of community heating, programmer and TRVs
Hot Water System:	Community scheme
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.22 W/m-Â°K
Total Floor Area:	159 m ²

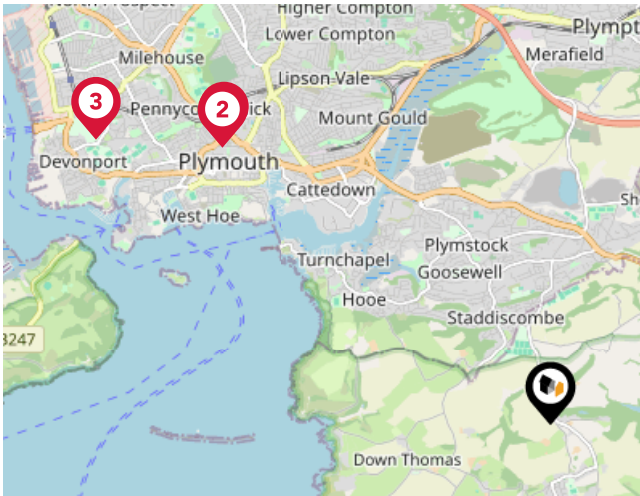


		Nursery	Primary	Secondary	College	Private
	Wembury Primary School Ofsted Rating: Good Pupils: 199 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coombe Dean School Ofsted Rating: Good Pupils: 1009 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Goosewell Primary Academy Ofsted Rating: Good Pupils: 517 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Elburton Primary School Ofsted Rating: Outstanding Pupils: 474 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dunstone Primary School Ofsted Rating: Good Pupils: 188 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plymstock School Ofsted Rating: Good Pupils: 1549 Distance:1.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 108 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hooe Primary Academy Ofsted Rating: Good Pupils: 218 Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



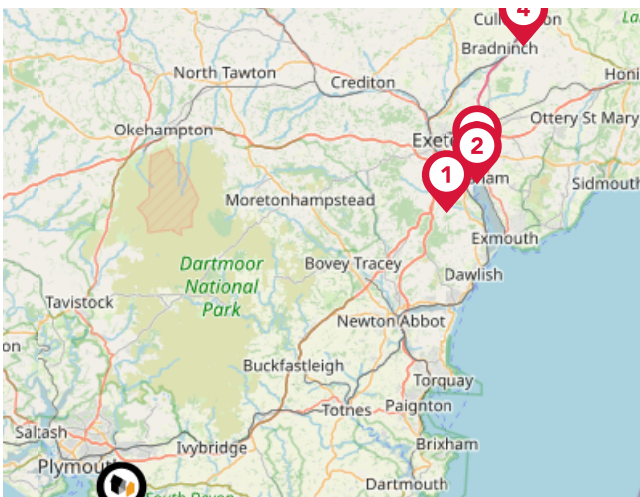
		Nursery	Primary	Secondary	College	Private
	Pomphlett Primary School Ofsted Rating: Good Pupils: 298 Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sherford Vale School Ofsted Rating: Not Rated Pupils: 176 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oreston Community Academy Ofsted Rating: Good Pupils: 457 Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newton Ferrers Church of England Primary School Ofsted Rating: Outstanding Pupils: 140 Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 406 Distance:2.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 201 Distance:3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Yealmpton Primary School Ofsted Rating: Good Pupils: 179 Distance:3.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Longcause Community Special School Ofsted Rating: Good Pupils: 105 Distance:3.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



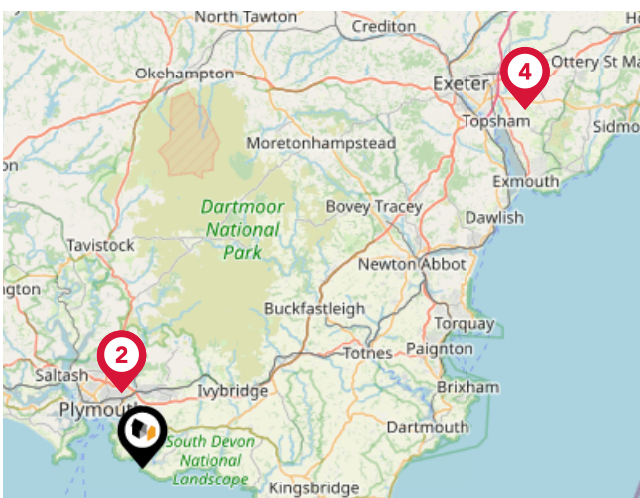
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	4.07 miles
2	Plymouth Rail Station	4.07 miles
3	Devonport Rail Station	5.07 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.03 miles
2	M5 J30	37.19 miles
3	M5 J29	38.05 miles
4	M5 J28	47.08 miles

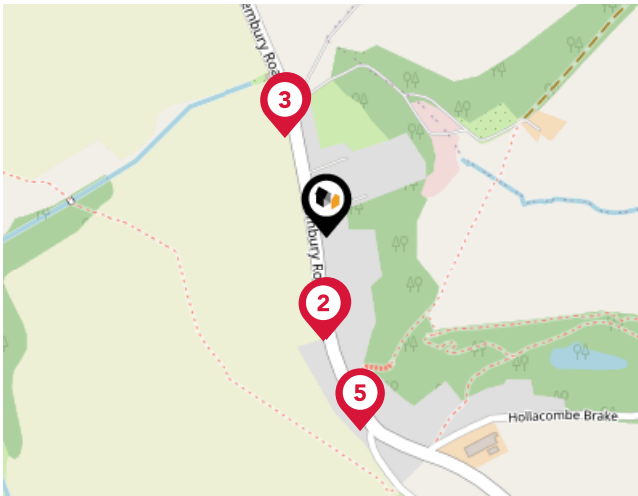


Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	5.96 miles
2	Plymouth City Airport	5.96 miles
3	Exeter International Airport	39.58 miles
4	Exeter International Airport	39.58 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hollacombe Hill	0.12 miles
2	Hollacombe Hill	0.12 miles
3	Hollacombe	0.13 miles
4	Hollacombe	0.13 miles
5	Ben Norris	0.23 miles



Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	2 miles
2	Newton Ferrers Ferry Landing	2 miles
3	Newton Ferrers Ferry Landing	2 miles

Important - Please Read

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Lang Town & Country

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