

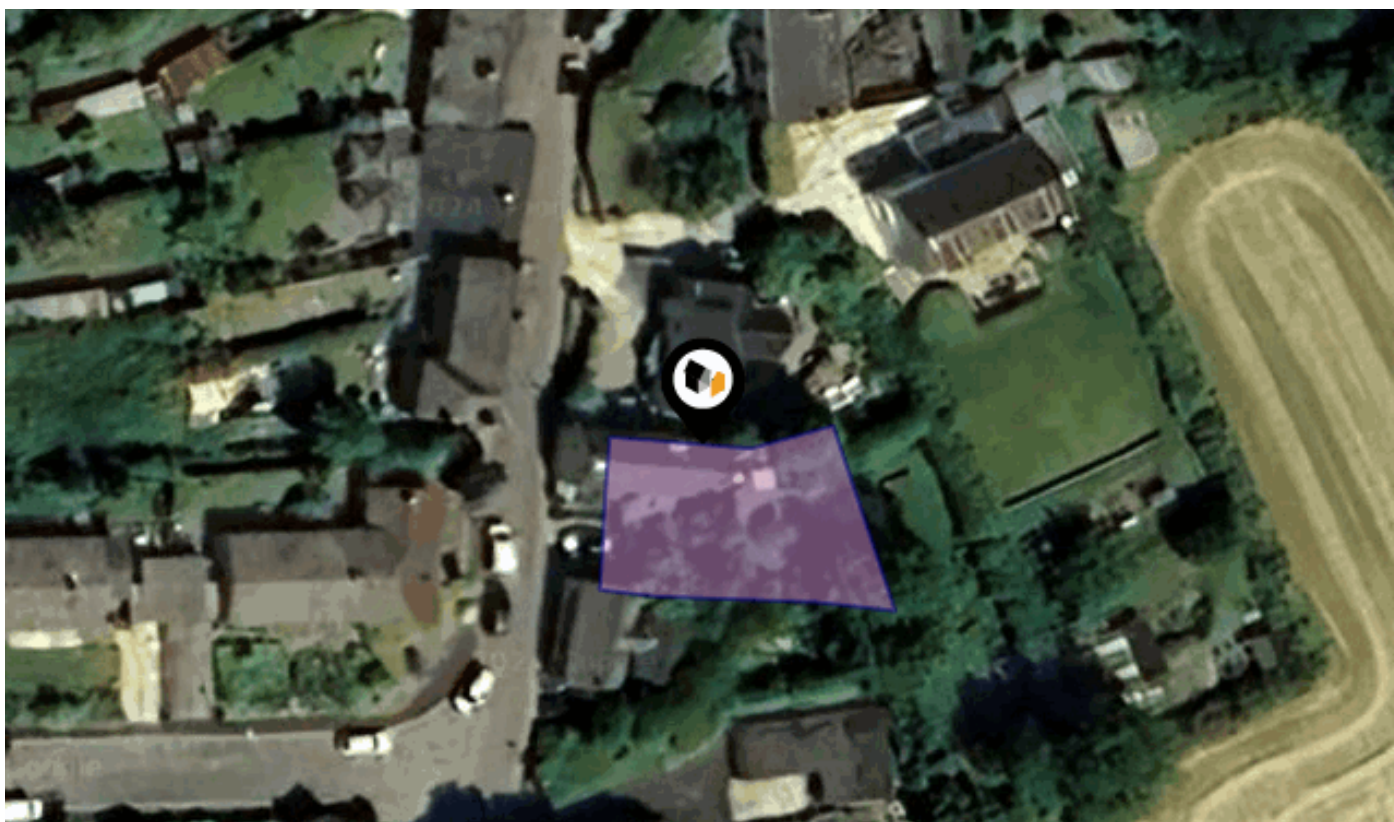


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 02<sup>nd</sup> October 2024



## FORE STREET, HOLBETON, PLYMOUTH, PL8

### Lang Town & Country

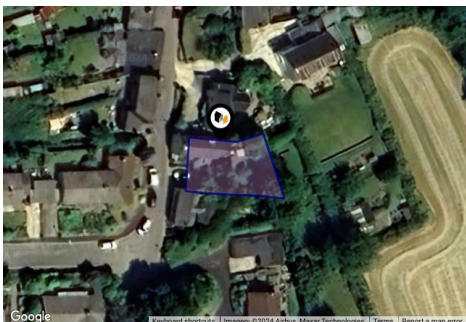
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com





## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	947 ft <sup>2</sup> / 88 m <sup>2</sup>
<b>Plot Area:</b>	0.08 acres
<b>Year Built :</b>	Before 1900
<b>Council Tax :</b>	Band E
<b>Annual Estimate:</b>	£2,899
<b>Title Number:</b>	DN165894

**Tenure:** Freehold

## Local Area

<b>Local Authority:</b>	South hams
<b>Conservation Area:</b>	Holbeton
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Low

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

<b>18</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



Fore Street, Holbeton, PL8

Energy rating

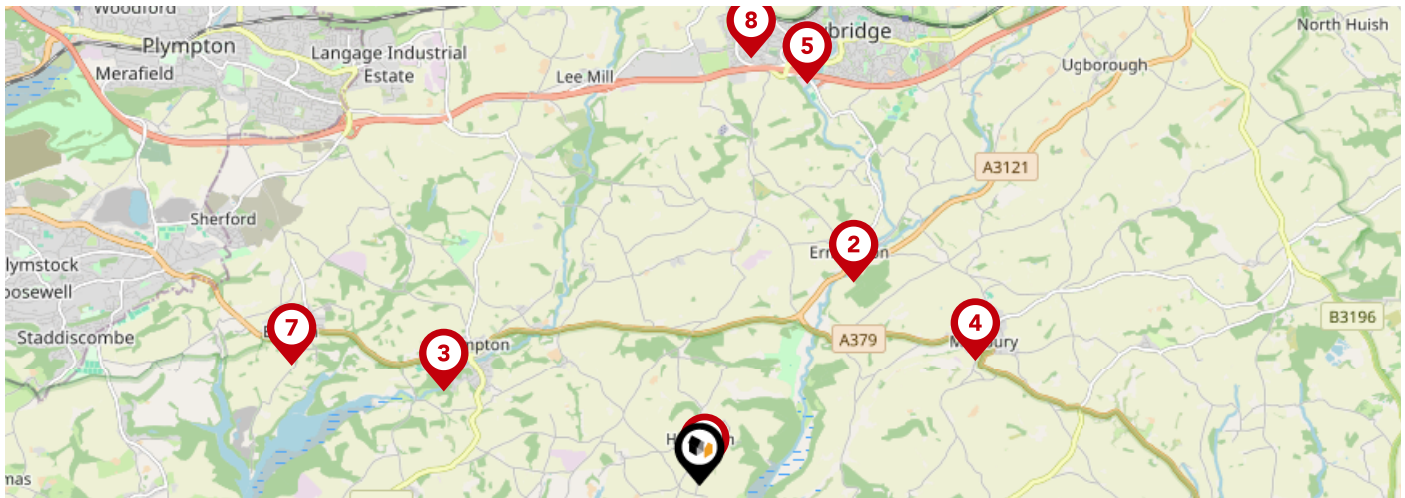
# F

Valid until 01.09.2032

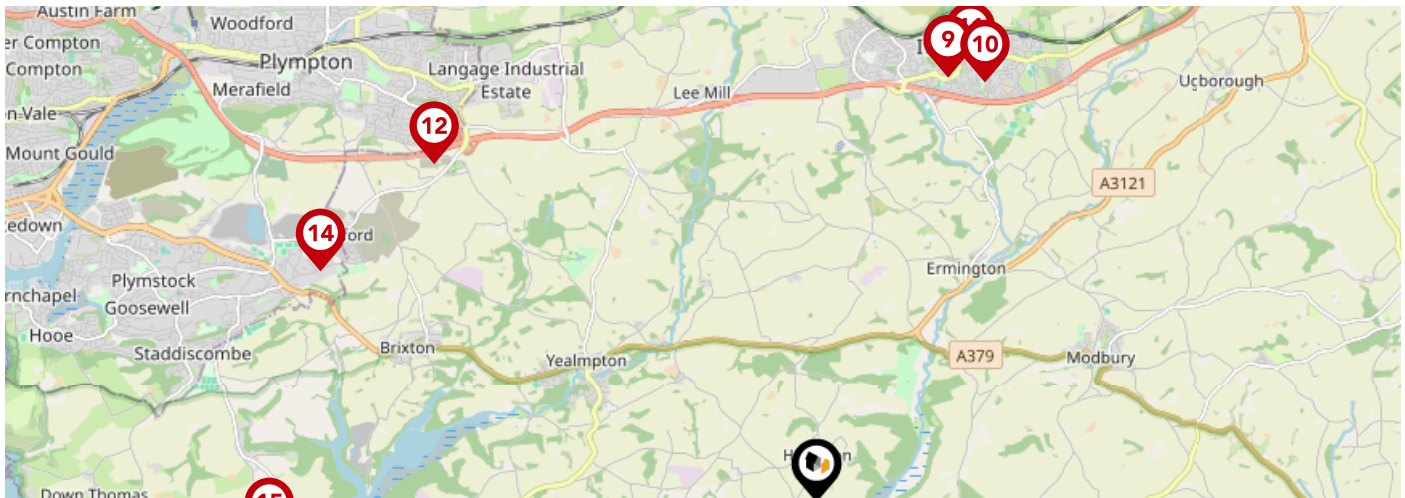
Score	Energy rating	Current	Potential
92+	A		
81-91	B		← 84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	← 27   F	
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Granite or whinstone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	88 m <sup>2</sup>



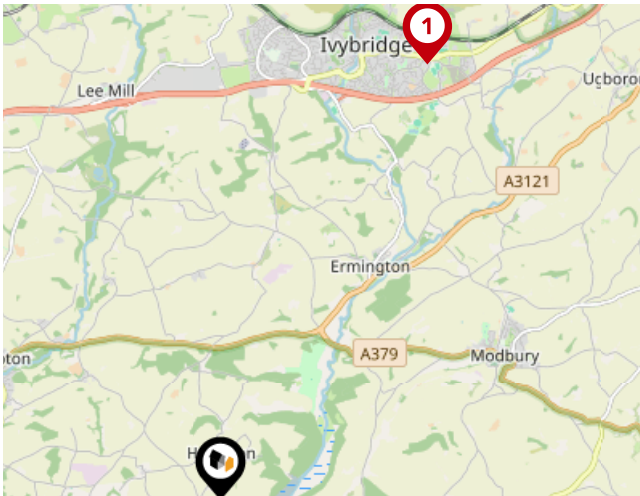
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Holbeton Primary School</b> Ofsted Rating: Good   Pupils: 76   Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Ermington Primary School</b> Ofsted Rating: Outstanding   Pupils: 113   Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Yealmpton Primary School</b> Ofsted Rating: Good   Pupils: 180   Distance:2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Modbury Primary School</b> Ofsted Rating: Good   Pupils: 159   Distance:2.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Manor Primary School, Ivybridge</b> Ofsted Rating: Outstanding   Pupils: 229   Distance:3.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Newton Ferrers Church of England Primary School</b> Ofsted Rating: Good   Pupils: 125   Distance:3.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Mary's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 102   Distance:4.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Woodlands Park Primary School</b> Ofsted Rating: Outstanding   Pupils: 357   Distance:4.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>The Erme Primary School</b> Ofsted Rating: Good   Pupils: 96   Distance:4.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Stowford School</b> Ofsted Rating: Good   Pupils: 444   Distance:4.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Ivybridge Community College</b> Ofsted Rating: Good   Pupils: 2424   Distance:4.39</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Yealmpstone Farm Primary School</b> Ofsted Rating: Good   Pupils: 216   Distance:4.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Aveton Gifford CofE Primary School</b> Ofsted Rating: Good   Pupils: 105   Distance:5.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Sherford Vale School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 258   Distance:5.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Wembury Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:5.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Sparkwell All Saints Primary School</b> Ofsted Rating: Good   Pupils: 92   Distance:5.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area

## Transport (National)



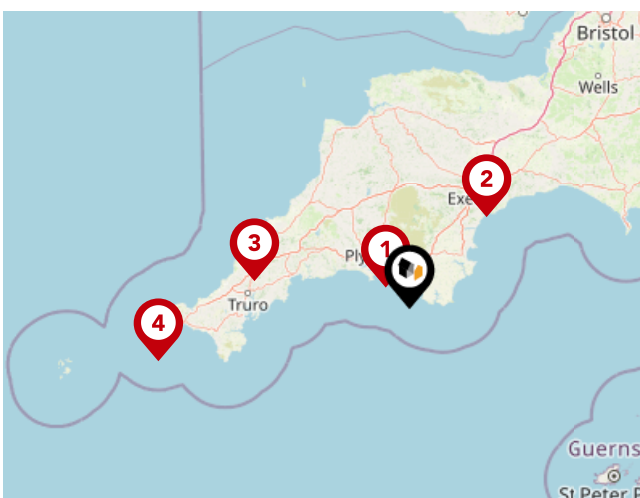
### National Rail Stations

Pin	Name	Distance
1	Ivybridge Rail Station	4.56 miles
2	Plymouth Rail Station	9.11 miles
3	Devonport Rail Station	10.26 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	30.64 miles
2	M5 J30	33.78 miles
3	M5 J29	34.73 miles
4	M5 J28	44.11 miles
5	M5 J27	48.08 miles

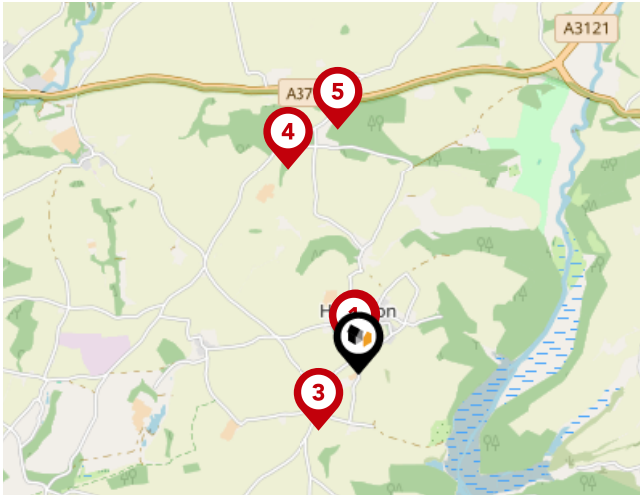


### Airports/Helipads

Pin	Name	Distance
1	Glenholt	9.39 miles
2	Exeter Airport	36.1 miles
3	St Mawgan	47.24 miles
4	Joppa	77.73 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Mildmay Colours Inn	0.1 miles
2	Post Office	0.1 miles
3	White House	0.33 miles
4	Saw Mills	1.02 miles
5	Western Lodge	1.16 miles



### Ferry Terminals

Pin	Name	Distance
1	Cockleridge Ham Ferry Landing	4.92 miles
2	Noss Mayo Ferry Landing	4.78 miles
3	Newton Ferrers Ferry Landing	4.78 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

