

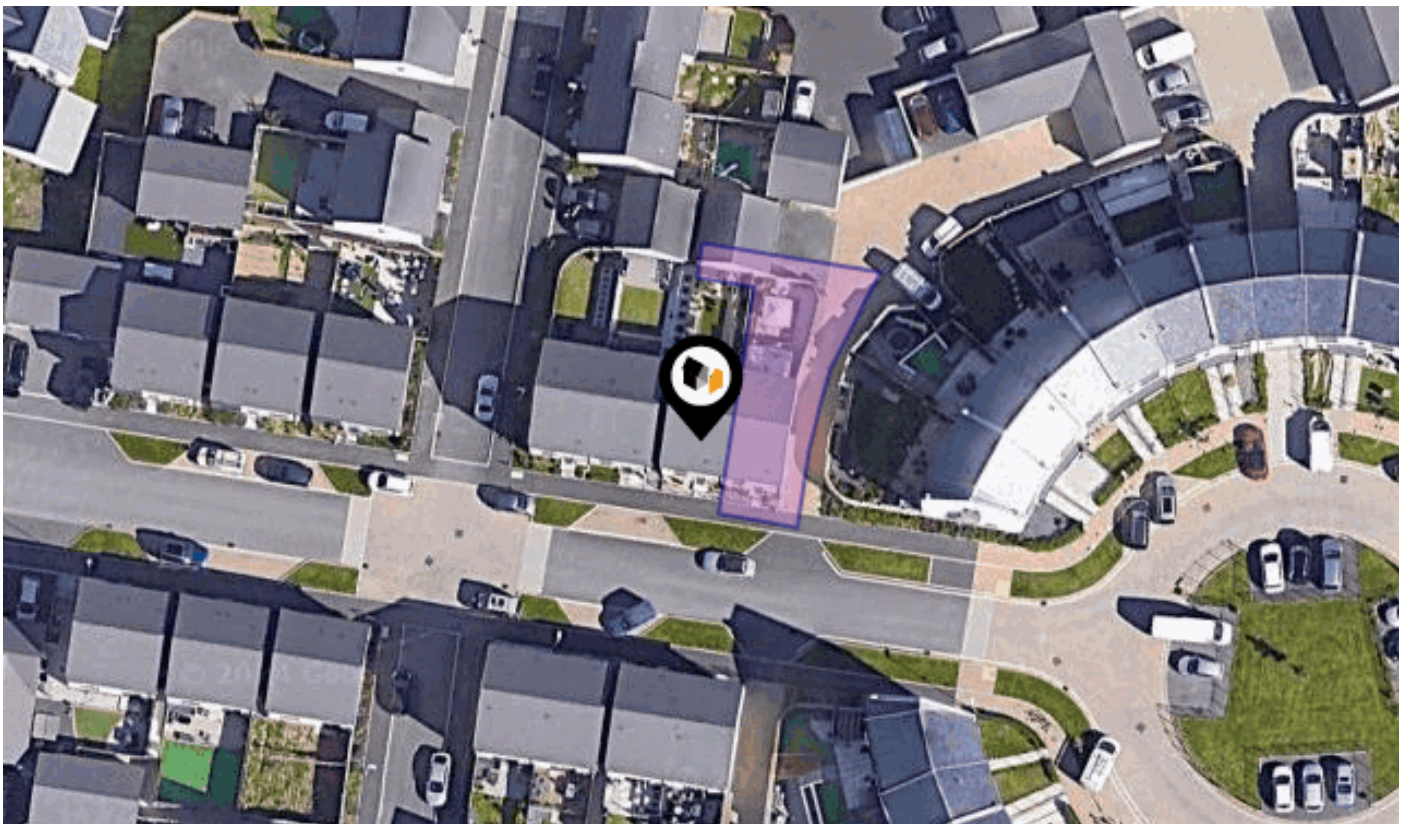


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 24<sup>th</sup> July 2024



## HALECOMBE ROAD, PLYMOUTH, PL9

### Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

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## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Floor Area:** 839 ft<sup>2</sup> / 78 m<sup>2</sup>  
**Plot Area:** 0.05 acres  
**Year Built :** 2017  
**Council Tax :** Band C  
**Annual Estimate:** £1,969  
**Title Number:** DN746914

**Tenure:** Freehold

## Local Area

**Local Authority:** Plymouth  
**Conservation Area:** No  
**Flood Risk:**  
 • Rivers & Seas: No Risk  
 • Surface Water: Low

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

**14** mb/s      **55** mb/s      **1000** mb/s



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



**Satellite/Fibre TV Availability:**



# Property EPC - Certificate



PL9

Energy rating

**C**

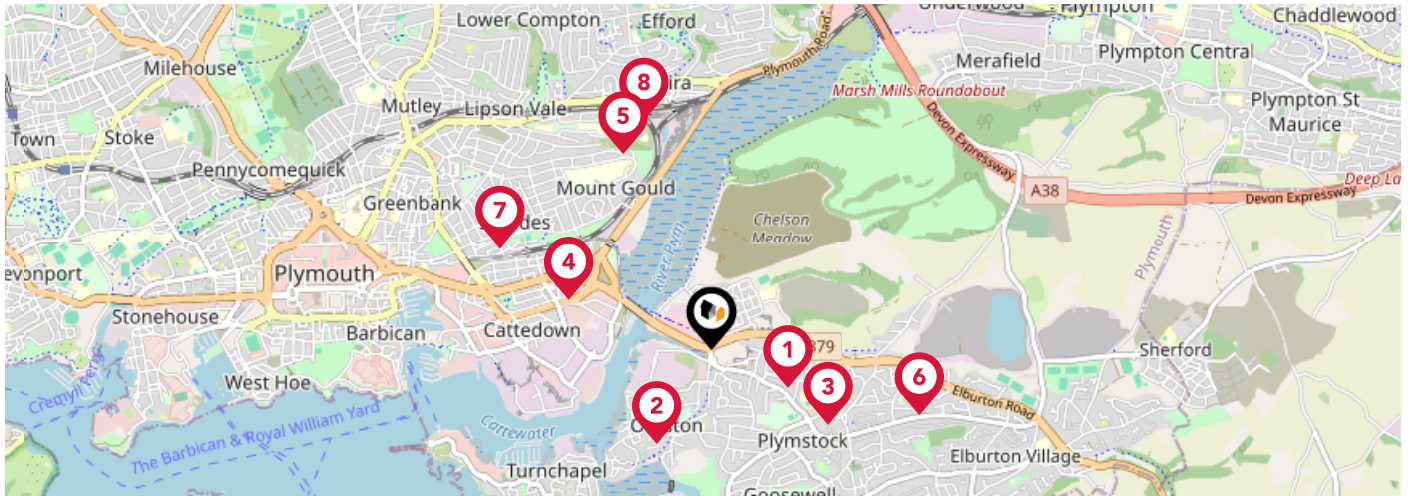
Valid until 01.08.2031

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

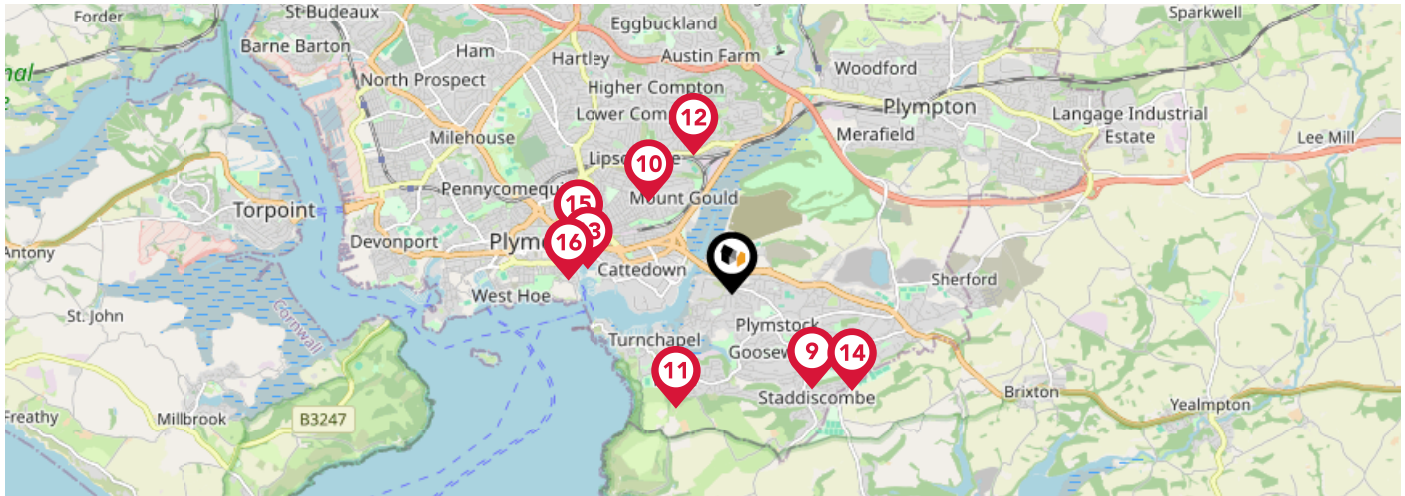
## Additional EPC Data









<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Gas: mains gas
<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 0.29 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.14 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 80% of fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.20 W/m-Â°K
<b>Total Floor Area:</b>	78 m <sup>2</sup>

# Area Schools

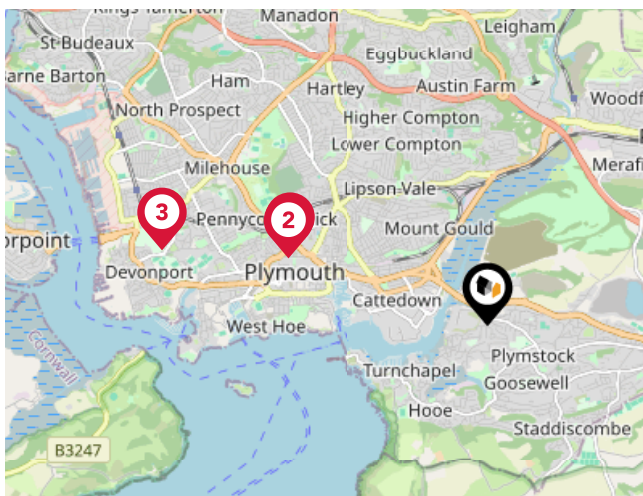


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Pomphlett Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Oreston Community Academy</b> Ofsted Rating: Good   Pupils: 457   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Plymstock School</b> Ofsted Rating: Good   Pupils: 1549   Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Prince Rock Primary School</b> Ofsted Rating: Outstanding   Pupils: 406   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Lipson Co-operative Academy</b> Ofsted Rating: Good   Pupils: 1008   Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Dunstone Primary School</b> Ofsted Rating: Good   Pupils: 188   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Salisbury Road Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 486   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Laira Green Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 271   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



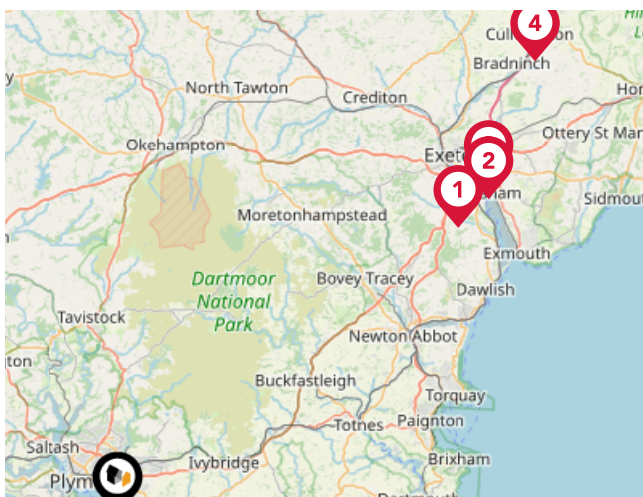
		Nursery	Primary	Secondary	College	Private
	<b>Goosewell Primary Academy</b> Ofsted Rating: Good   Pupils: 517   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lipson Vale Primary School</b> Ofsted Rating: Good   Pupils: 396   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hooe Primary Academy</b> Ofsted Rating: Good   Pupils: 218   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>High View School</b> Ofsted Rating: Outstanding   Pupils: 348   Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holy Cross Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 283   Distance:1.38	<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:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mount Street Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 220   Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>ACE Schools Plymouth</b> Ofsted Rating: Good   Pupils: 220   Distance:1.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



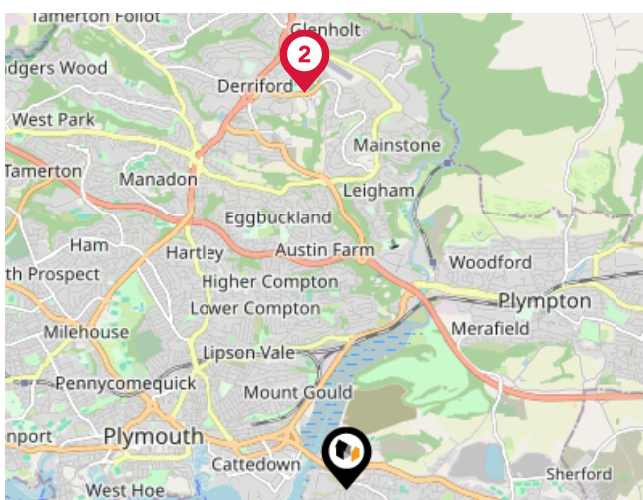
## National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1.98 miles
2	Plymouth Rail Station	1.99 miles
3	Devonport Rail Station	3.15 miles



## Trunk Roads/Motorways

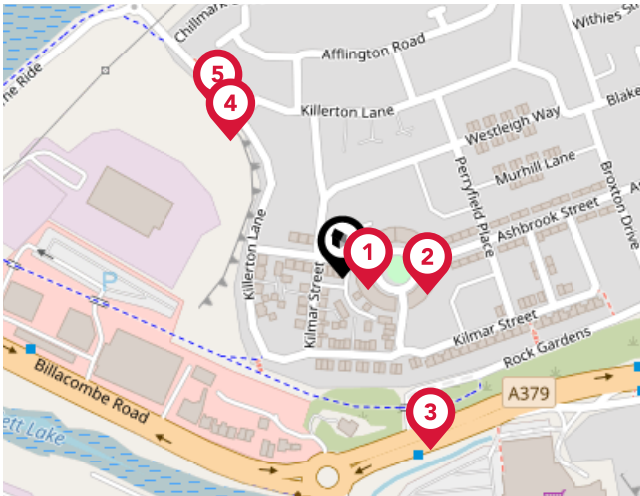
Pin	Name	Distance
1	M5 J31	33.6 miles
2	M5 J30	36.75 miles
3	M5 J29	37.56 miles
4	M5 J28	46.39 miles



## Airports/Helipads

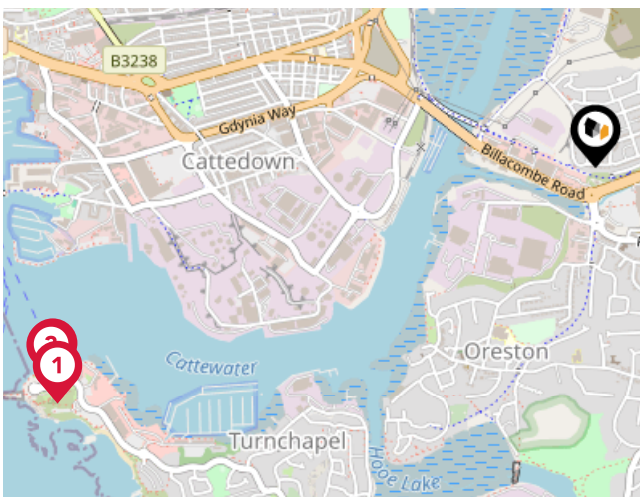
Pin	Name	Distance
1	Plymouth City Airport	3.76 miles
2	Plymouth City Airport	3.77 miles
3	Exeter International Airport	39.17 miles
4	Exeter International Airport	39.17 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Halecombe Road	0.02 miles
2	Ashbrook Street	0.05 miles
3	Rock Gardens	0.11 miles
4	The Ride	0.1 miles
5	The Ride	0.12 miles



## Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	1.39 miles
2	Plymouth Mount Batten Ferry Landing	1.38 miles
3	Plymouth Mount Batten Ferry Landing	1.38 miles



## Important - Please Read

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# Lang Town & Country

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