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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10<sup>th</sup> October 2024



## GOOSEWELL PARK ROAD, PLYMOUTH, PL9

### Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

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## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Plot Area:</b>	0.1 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,969		
<b>Title Number:</b>	DN461		

## 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)

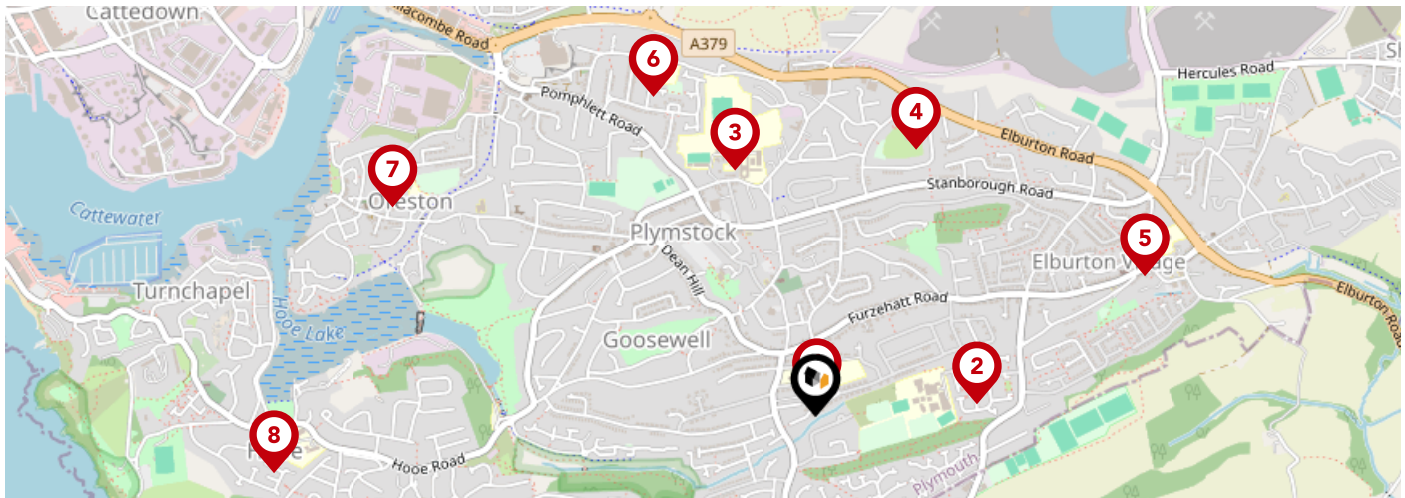
<b>15</b> mb/s	<b>198</b> mb/s	<b>1000</b> mb/s
		









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



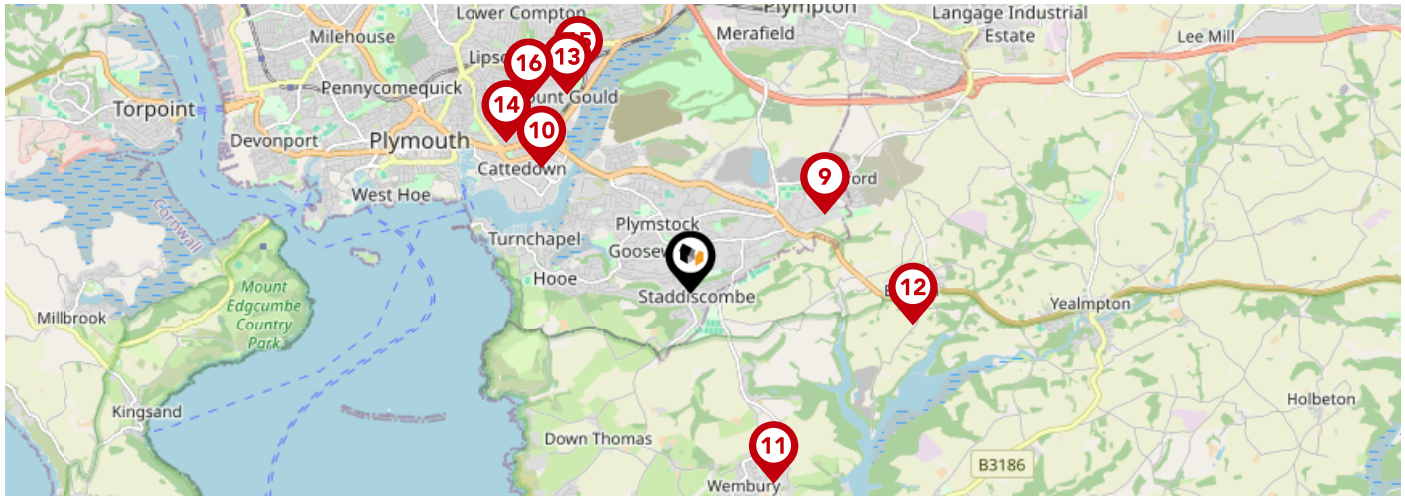
### Satellite/Fibre TV Availability:





		Nursery	Primary	Secondary	College	Private
	<b>Goosewell Primary Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:0.04	<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: 995   Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Plymstock School</b> Ofsted Rating: Good   Pupils: 1671   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Morley Meadow Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Elburton Primary School</b> Ofsted Rating: Outstanding   Pupils: 465   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pomphlett Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oveston Community Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:1.12	<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: 212   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

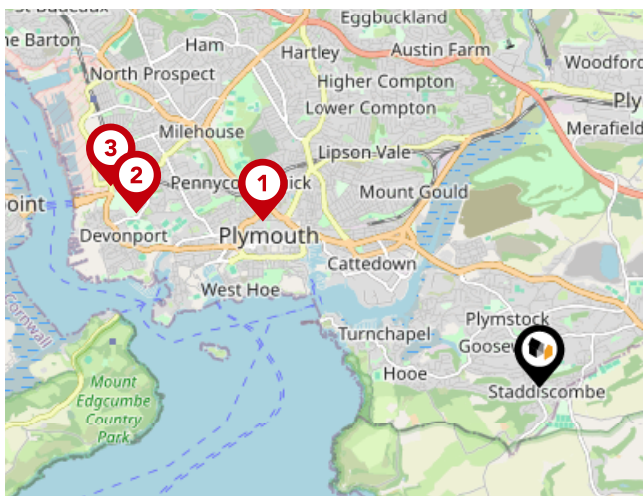




	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Sherford Vale School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 258   Distance:1.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Prince Rock Primary School</b> Ofsted Rating: Outstanding   Pupils: 408   Distance:1.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Wembury Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:1.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>St Mary's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 102   Distance:2.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Lipson Co-operative Academy</b> Ofsted Rating: Good   Pupils: 1102   Distance:2.2</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Salisbury Road Primary School</b> Ofsted Rating: Good   Pupils: 381   Distance:2.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Laira Green Primary School</b> Ofsted Rating: Good   Pupils: 230   Distance:2.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Lipson Vale Primary School</b> Ofsted Rating: Good   Pupils: 405   Distance:2.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

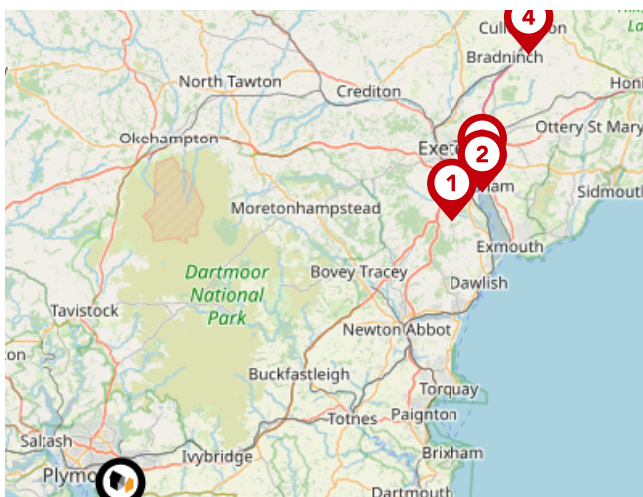
# Area

## Transport (National)



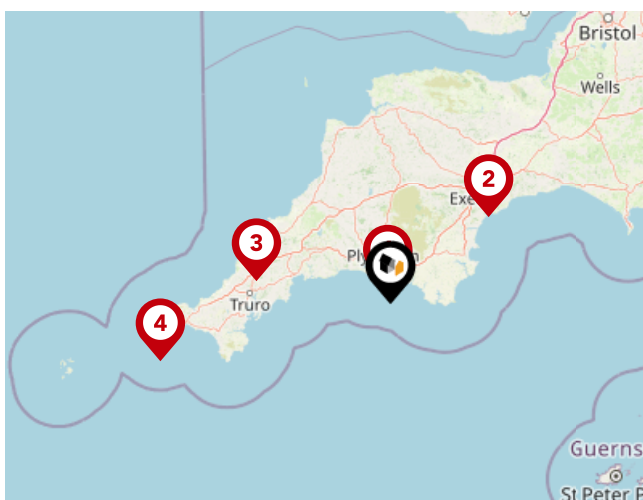
### National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.06 miles
2	Devonport Rail Station	4.16 miles
3	Dockyard (Plymouth) Rail Station	4.49 miles



### Trunk Roads/Motorways

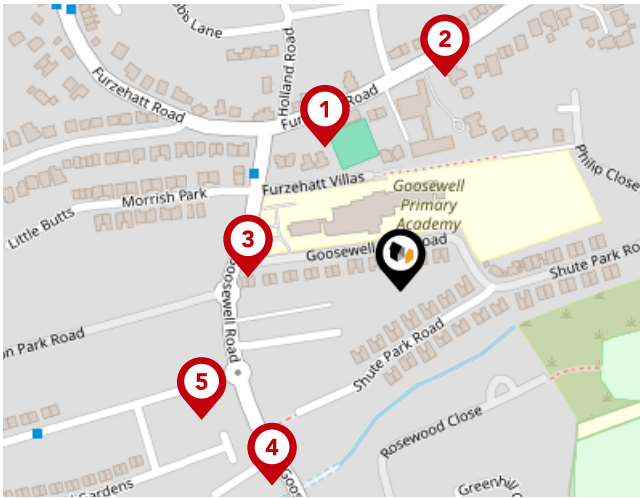
Pin	Name	Distance
1	M5 J31	33.66 miles
2	M5 J30	36.82 miles
3	M5 J29	37.66 miles
4	M5 J28	46.59 miles



### Airports/Helipads

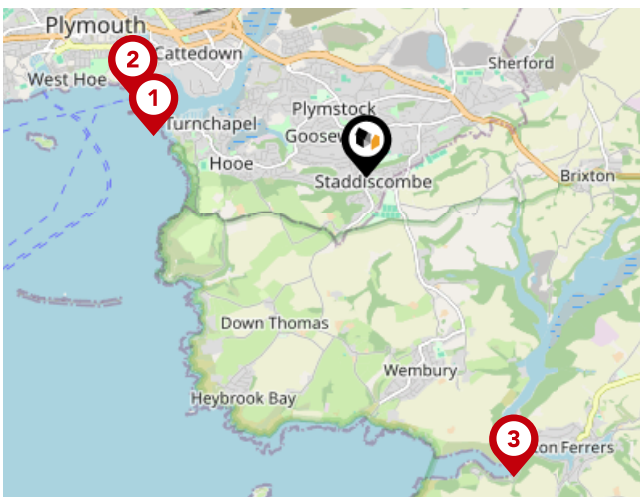
Pin	Name	Distance
1	Glenholt	4.82 miles
2	Exeter Airport	39.22 miles
3	St Mawgan	41.12 miles
4	Joppa	72.21 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Plymstock Bowling Club	0.1 miles
2	Dolphin Court Road	0.13 miles
3	Goosewell Primary	0.09 miles
4	Orchardton Terrace	0.14 miles
5	Foxwood Gardens	0.14 miles



## Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	2.06 miles
2	Plymouth (Barbican) Landing Stage	2.34 miles
3	Newton Ferrers Ferry Landing	3.15 miles

## Important - Please Read

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# Lang Town & Country

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