

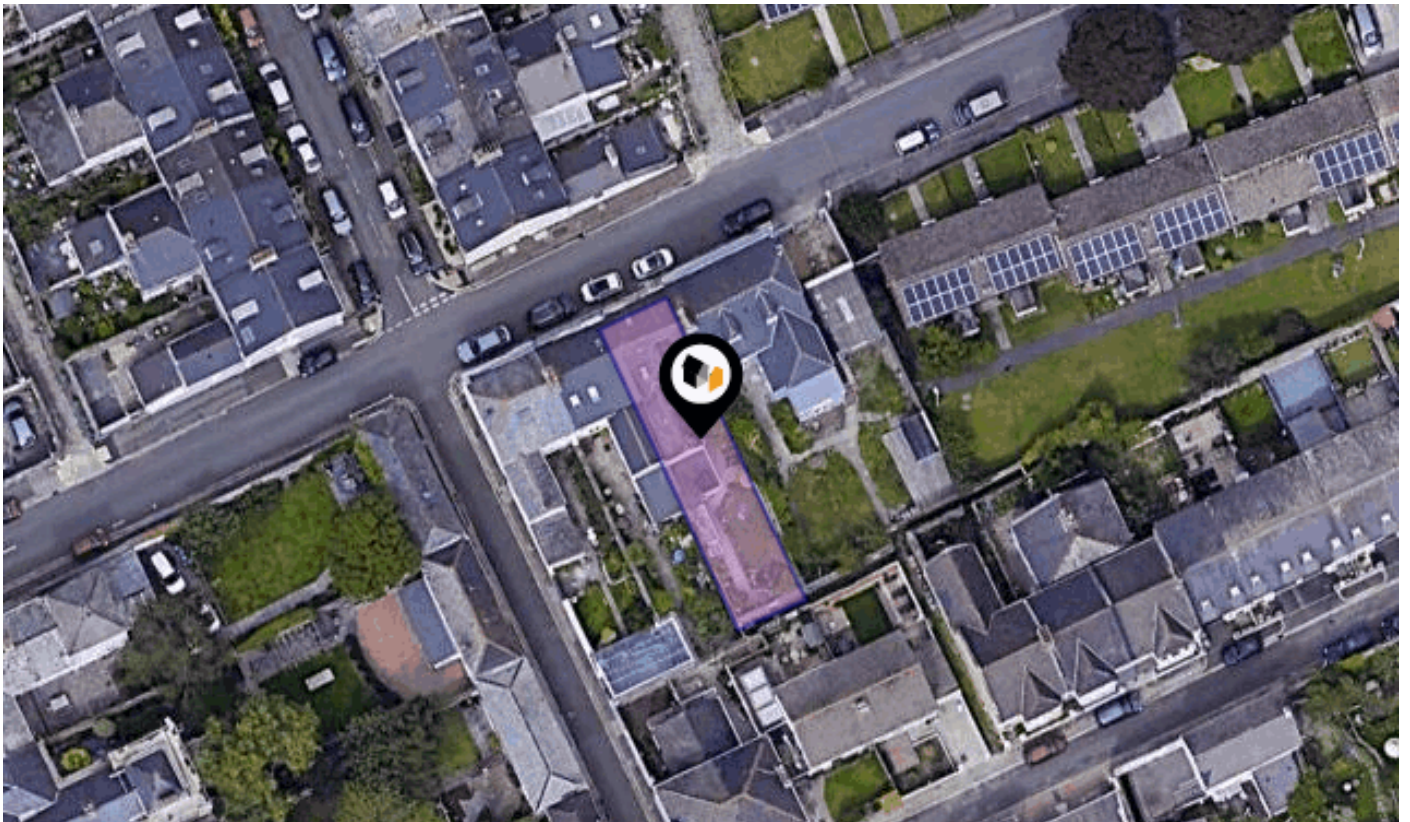


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 02nd October 2024



SOMERSET PLACE, PLYMOUTH, PL3

Lang Town & Country

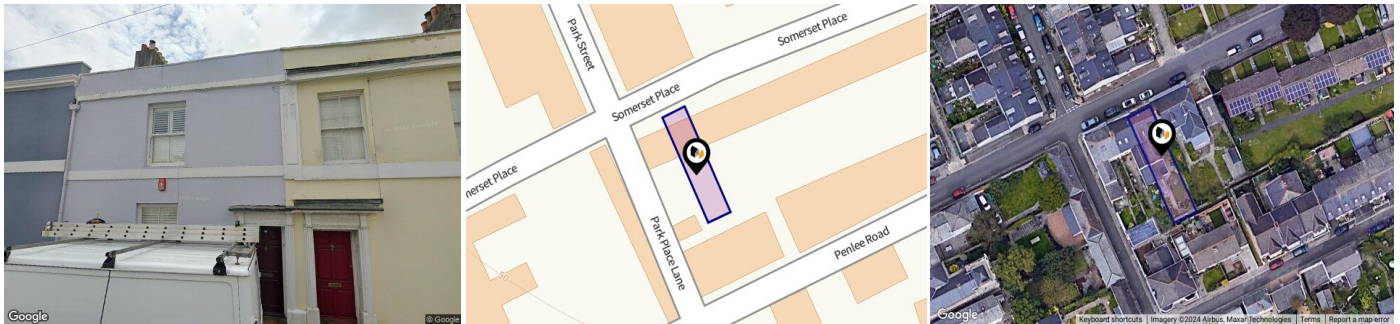
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,754 ft ² / 163 m ²		
Plot Area:	0.05 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£1,969		
Title Number:	DN171935		

Local Area

Local Authority:	City of plymouth
Conservation Area:	STOKE
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

20 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



PLYMOUTH, PL3

Energy rating

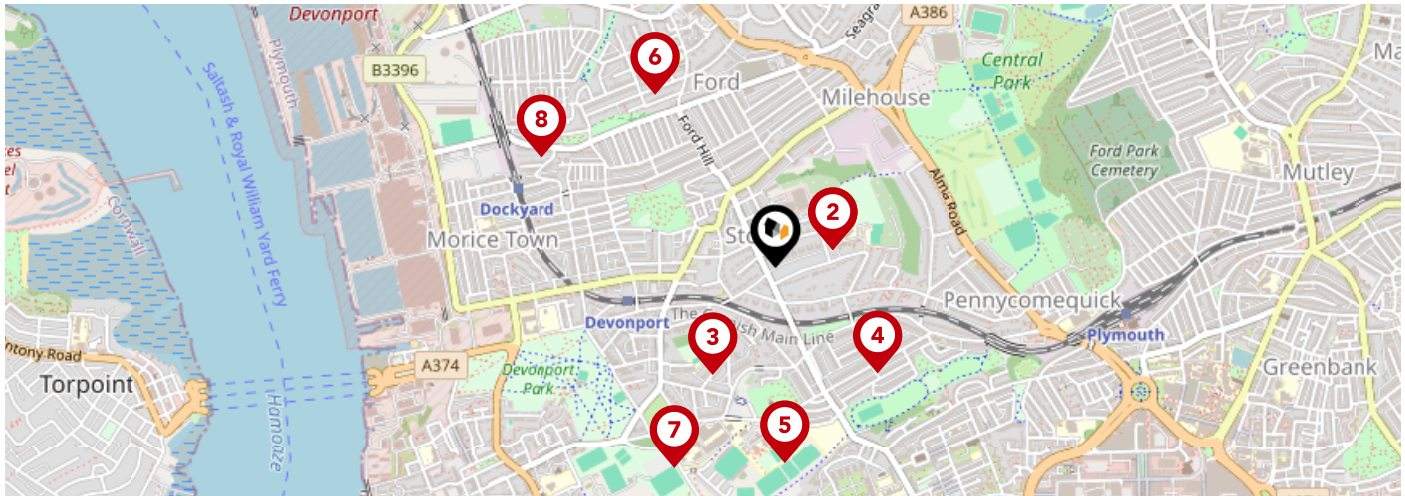
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Valid until 21.12.2030

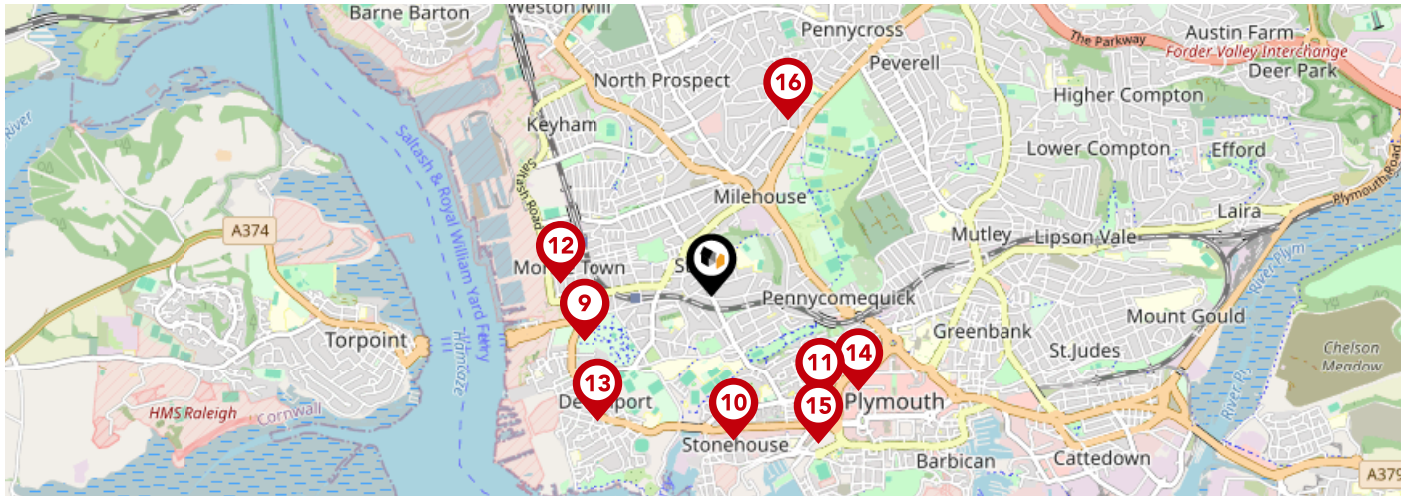
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	1
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	163 m ²

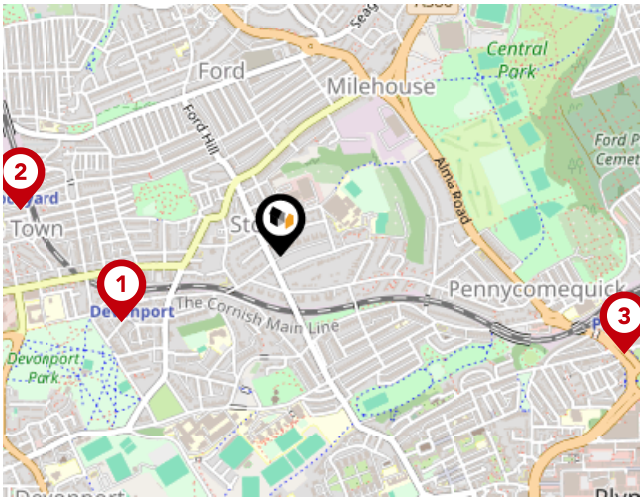


		Nursery	Primary	Secondary	College	Private
1	Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 233 Distance:0.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Stoke Damerel Community College Ofsted Rating: Good Pupils: 1301 Distance:0.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Stoke Damerel Primary Academy Ofsted Rating: Good Pupils: 400 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ford Primary School Ofsted Rating: Requires improvement Pupils: 214 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	College Road Primary School Ofsted Rating: Good Pupils: 204 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



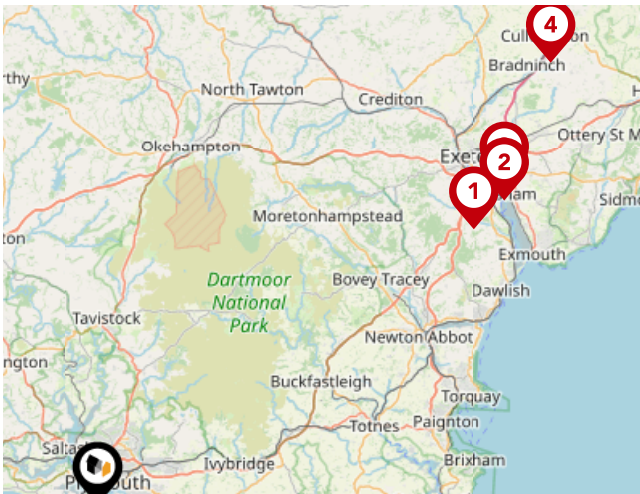
		Nursery	Primary	Secondary	College	Private
 UTC Plymouth Ofsted Rating: Good Pupils: 551 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Morice Town Primary Academy Ofsted Rating: Good Pupils: 185 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Montpelier Primary School Ofsted Rating: Good Pupils: 652 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



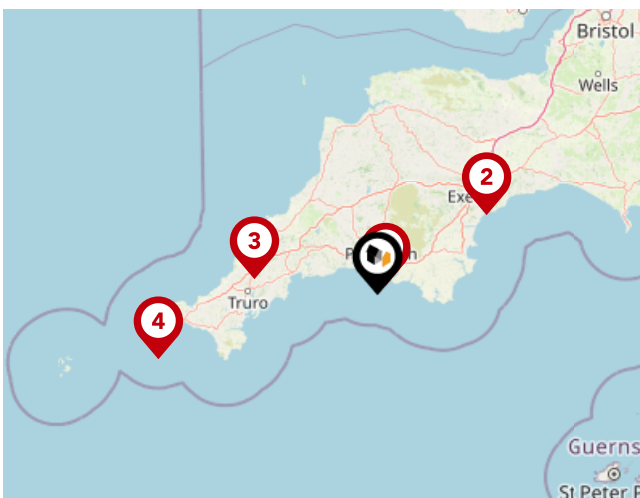
National Rail Stations

Pin	Name	Distance
1	Devonport Rail Station	0.41 miles
2	Dockyard (Plymouth) Rail Station	0.62 miles
3	Plymouth Rail Station	0.85 miles



Trunk Roads/Motorways

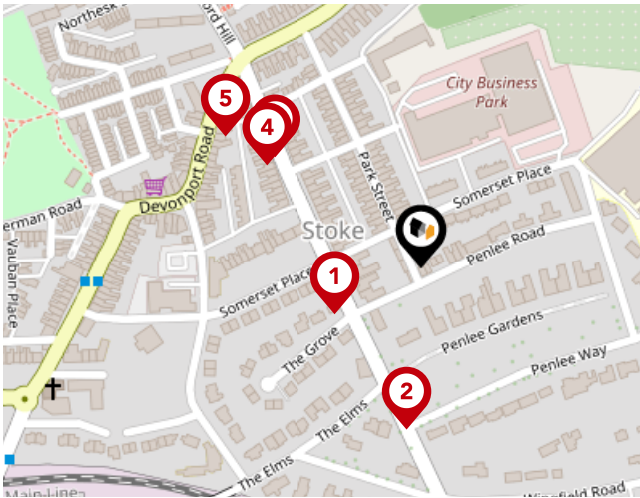
Pin	Name	Distance
1	M5 J31	35.19 miles
2	M5 J30	38.32 miles
3	M5 J29	39.07 miles
4	M5 J28	47.65 miles



Airports/Helipads

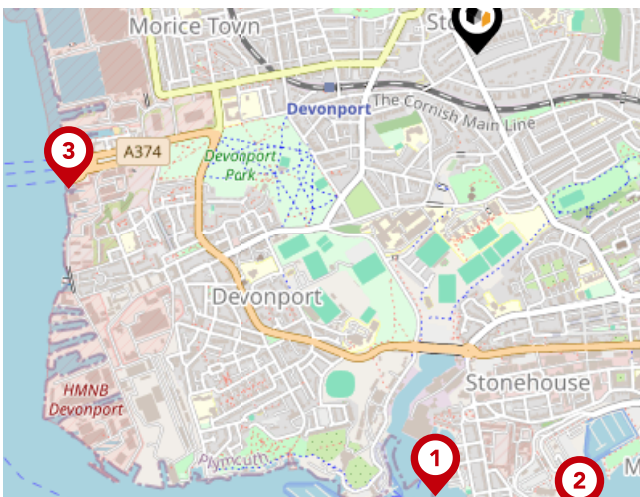
Pin	Name	Distance
1	Glenholt	3.69 miles
2	Exeter Airport	40.75 miles
3	St Mawgan	37.45 miles
4	Joppa	69.32 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Somerset Place	0.06 miles
2	The Elms	0.1 miles
3	Molesworth Road	0.11 miles
4	Molesworth Road Top	0.11 miles
5	Ford Hill Top	0.14 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Stonehouse Ferry Terminal	1.05 miles
2	Plymouth Ferry Terminal	1.12 miles
3	Devonport Ferry Terminal	1.02 miles

Important - Please Read

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Lang Town & Country

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