

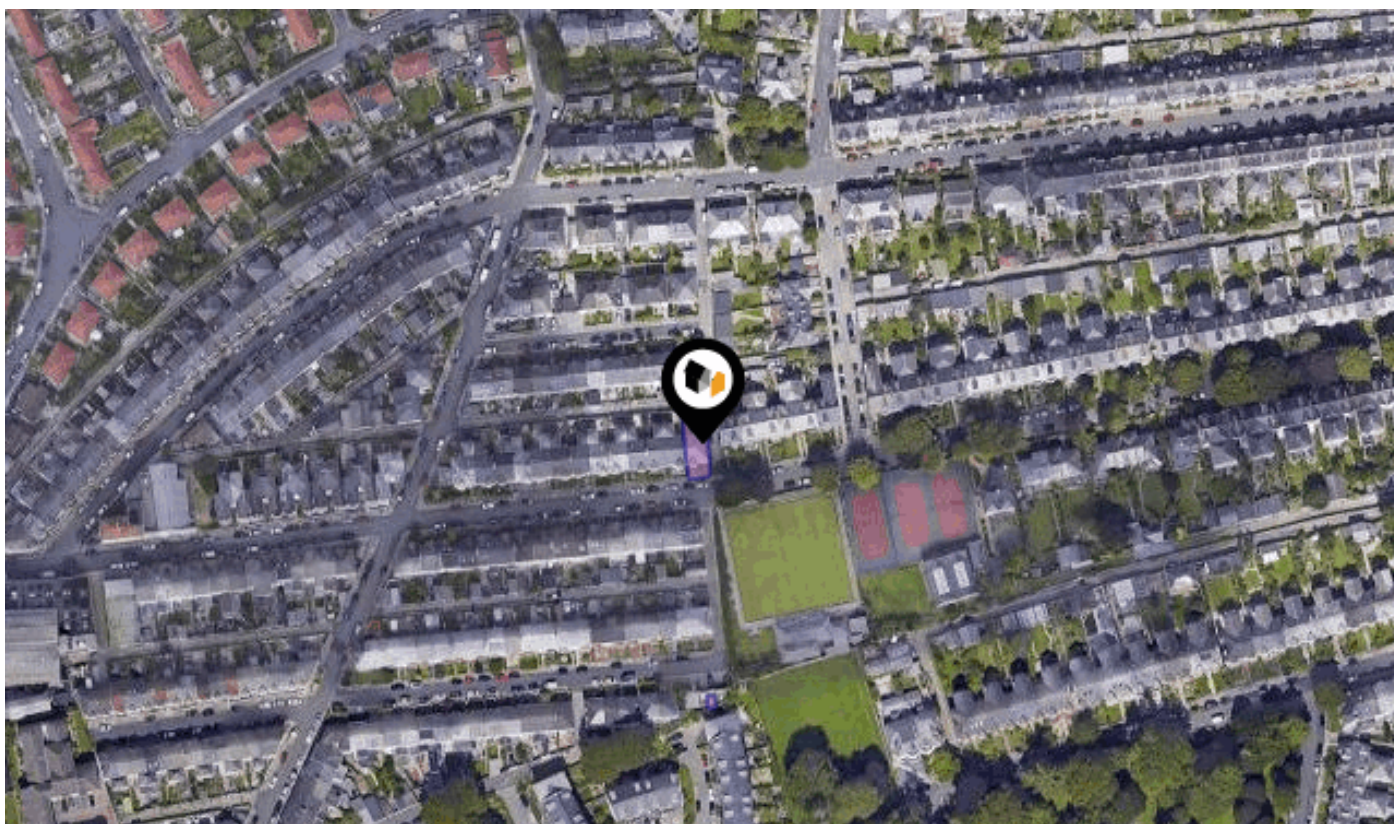


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



**2, GLENHURST ROAD, PLYMOUTH, PL3 5LT**

## Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

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## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,926 ft <sup>2</sup> / 179 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,215		
<b>Title Number:</b>	DN32650		
<b>UPRN:</b>	100040443138		

## Local Area

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

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

<b>6</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



2 Glenhurst Road, PL3 5LT

Energy rating

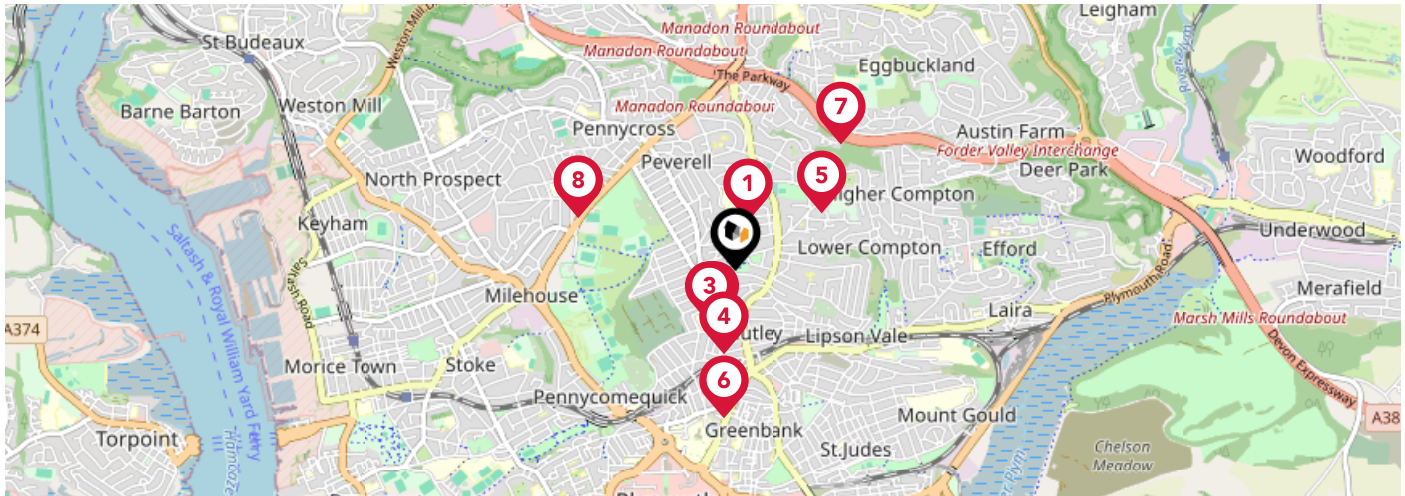
**D**

Valid until 20.04.2033

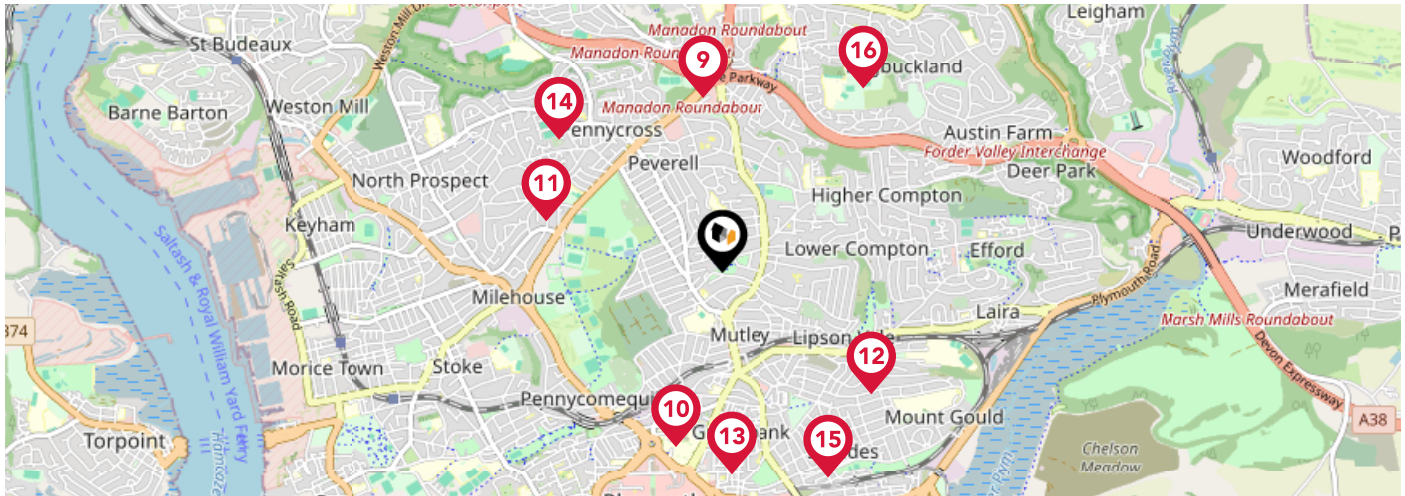
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	57   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Not defined
<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, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 88% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	179 m <sup>2</sup>

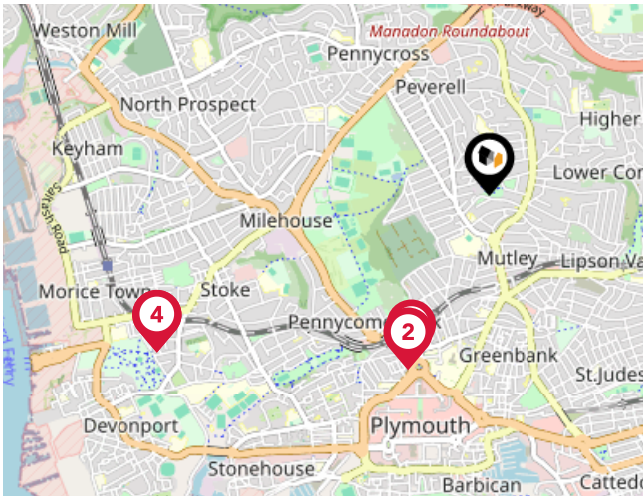


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>King's School</b> Ofsted Rating: Not Rated   Pupils: 259   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hyde Park Infants' School</b> Ofsted Rating: Inadequate   Pupils: 265   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hyde Park Junior School</b> Ofsted Rating: Requires Improvement   Pupils: 357   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Plymouth College</b> Ofsted Rating: Not Rated   Pupils: 640   Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Compton CofE Primary School</b> Ofsted Rating: Good   Pupils: 441   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Plymouth High School for Girls</b> Ofsted Rating: Good   Pupils:0   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Eggbuckland Community College</b> Ofsted Rating: Requires Improvement   Pupils: 988   Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Devonport High School for Girls</b> Ofsted Rating: Good   Pupils: 848   Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



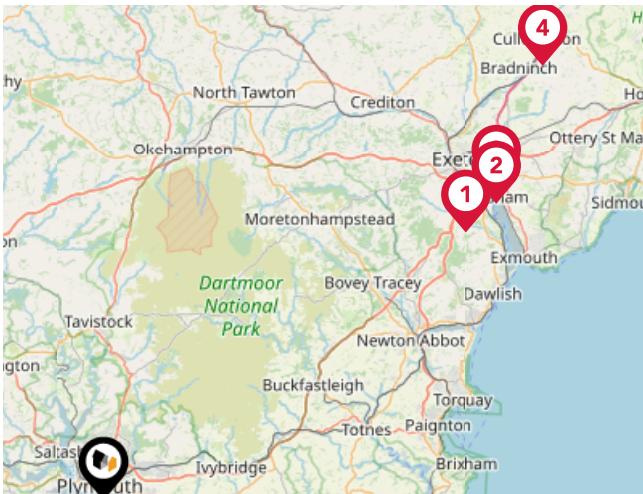
		Nursery	Primary	Secondary	College	Private
	<b>Manadon Vale Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fletewood School at Derry Villas</b> Ofsted Rating: Good   Pupils: 50   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Montpelier Primary School</b> Ofsted Rating: Good   Pupils: 651   Distance:0.86	<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:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mount Street Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 220   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pennycross Primary School</b> Ofsted Rating: Good   Pupils: 377   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Salisbury Road Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 486   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eggbuckland Vale Primary School</b> Ofsted Rating: Good   Pupils: 413   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



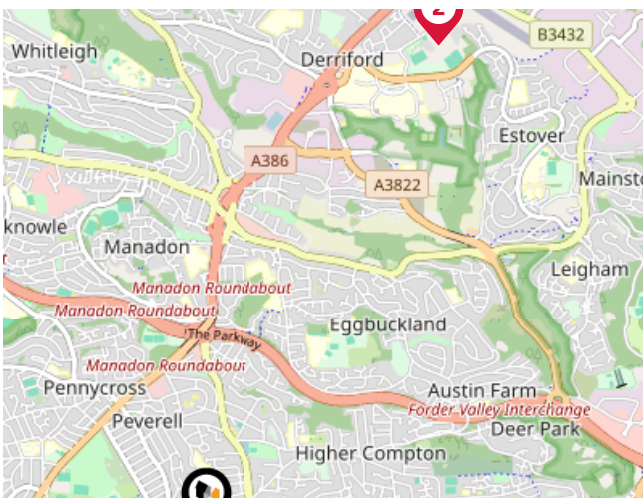
## National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.87 miles
2	Plymouth Rail Station	0.91 miles
3	Devonport Rail Station	1.74 miles
4	Devonport Rail Station	1.74 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.87 miles
2	M5 J30	37.01 miles
3	M5 J29	37.77 miles
4	M5 J28	46.38 miles

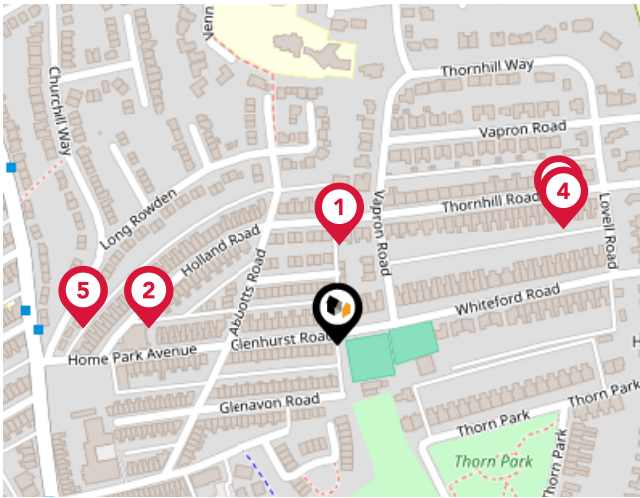


## Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	2.54 miles
2	Plymouth City Airport	2.54 miles
3	Newquay St Mawgan Airport	38.56 miles
4	Newquay St Mawgan Airport	38.56 miles

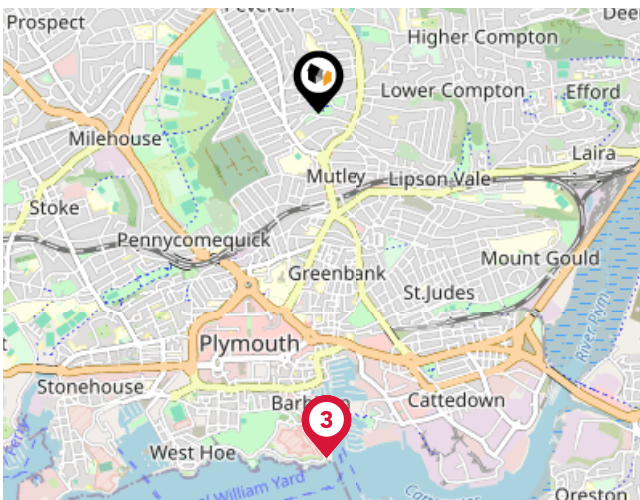
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Thornhill Road	0.06 miles
2	Holland Road	0.11 miles
3	Lovell Road	0.15 miles
4	Lovell Road	0.15 miles
5	Long Rowden	0.15 miles



### Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	1.63 miles
2	Plymouth (Barbican) Landing Stage	1.63 miles
3	Plymouth (Barbican) Landing Stage	1.63 miles



# Lang Town & Country

## Data Quality

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