

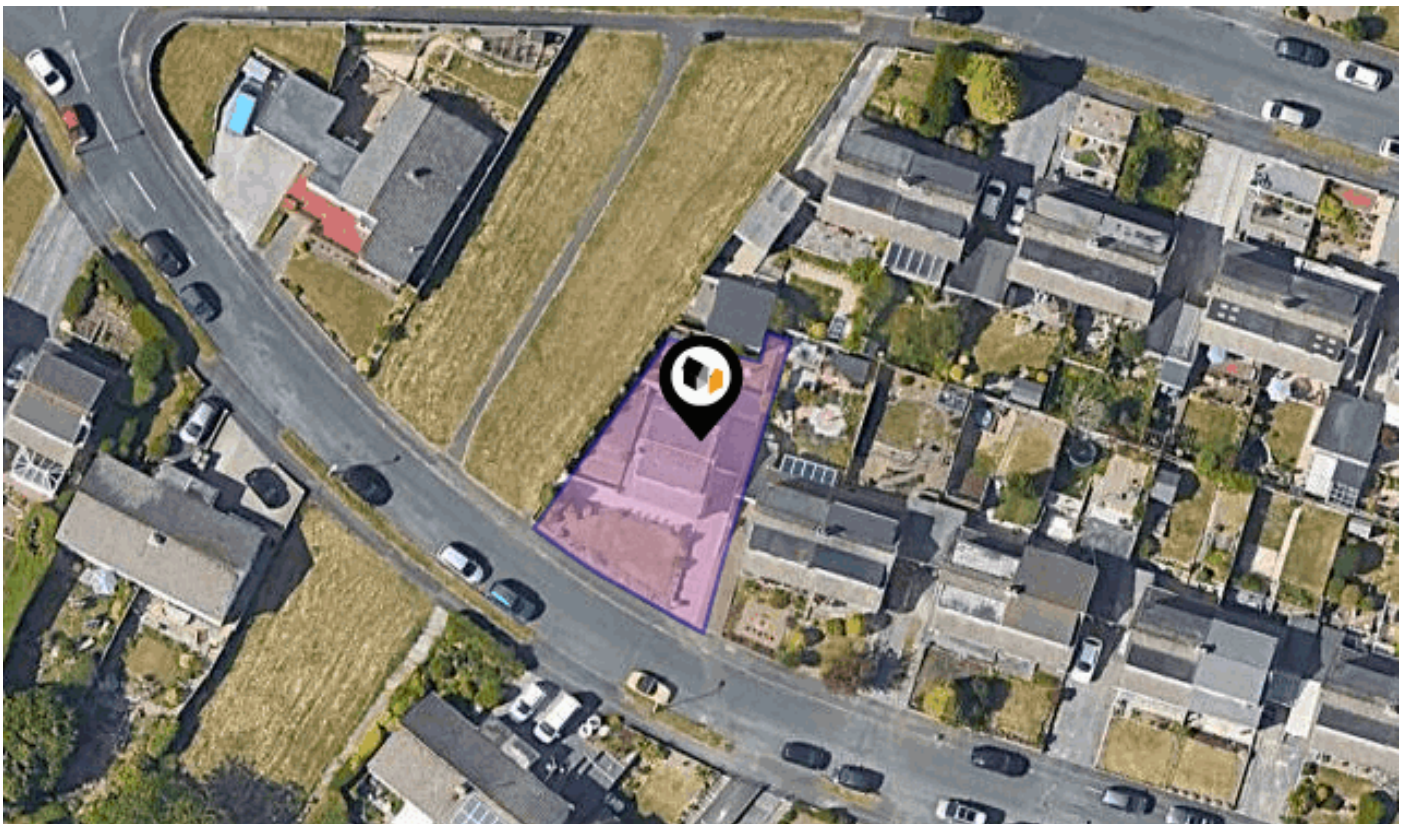


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 24th July 2024



11, DUDLEY GARDENS, PLYMOUTH, PL6 5PE

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Abi@langtownandcountry.com

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Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 947 ft² / 88 m²
Plot Area: 0.08 acres
Council Tax : Band C
Annual Estimate: £1,969
Title Number: DN4667
UPRN: 100040432806


Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

13 mb/s
80 mb/s
1000 mb/s



Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



11 Dudley Gardens, PL6 5PE

Energy rating

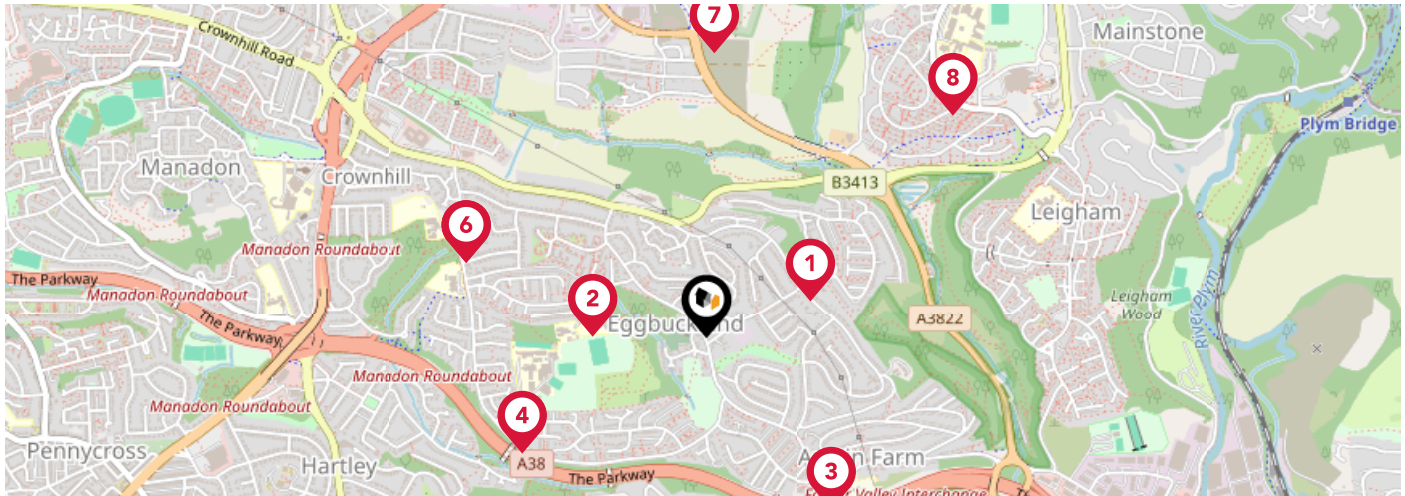
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Valid until 03.01.2034

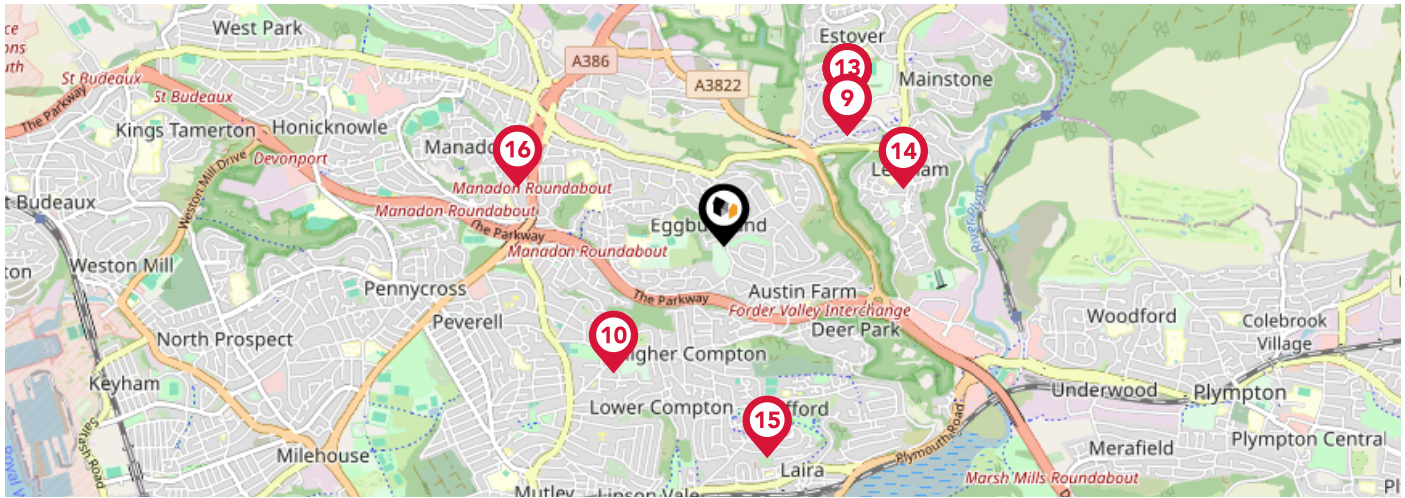
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	Solid, no insulation (assumed)
Total Floor Area:	88 m ²

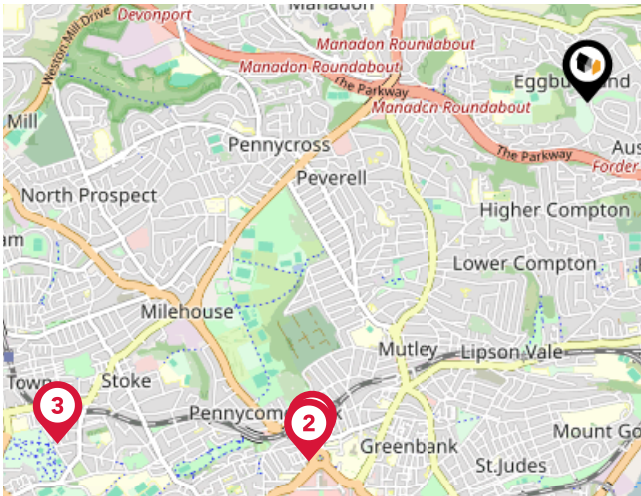


		Nursery	Primary	Secondary	College	Private
1	St Edward's CofE Primary School Ofsted Rating: Good Pupils: 206 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Eggbuckland Vale Primary School Ofsted Rating: Good Pupils: 413 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Austin Farm Academy Ofsted Rating: Inadequate Pupils: 172 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Eggbuckland Community College Ofsted Rating: Requires Improvement Pupils: 988 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Courtlands School Ofsted Rating: Good Pupils: 97 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Widey Court Primary School Ofsted Rating: Good Pupils: 595 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Matthew's Church of England Primary and Nursery Academy Ofsted Rating: Good Pupils: 430 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Tor Bridge Primary School Ofsted Rating: Special Measures Pupils: 170 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



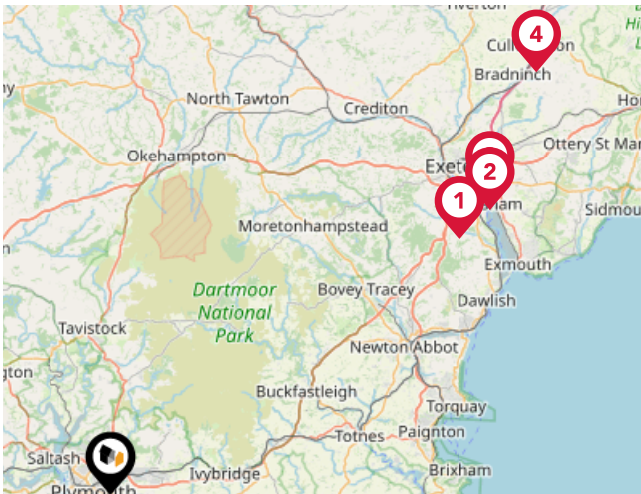
		Nursery	Primary	Secondary	College	Private
	Tor Bridge Primary School Ofsted Rating: Inadequate Pupils:0 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Compton CofE Primary School Ofsted Rating: Good Pupils: 441 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plym Bridge Nursery and Day Care Ofsted Rating: Good Pupils: 55 Distance:0.88	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tor Bridge High Ofsted Rating: Good Pupils: 1251 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cann Bridge School Ofsted Rating: Good Pupils: 91 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leigham Primary School Ofsted Rating: Good Pupils: 426 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	High View School Ofsted Rating: Outstanding Pupils: 348 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Boniface's RC College Ofsted Rating: Requires Improvement Pupils: 361 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



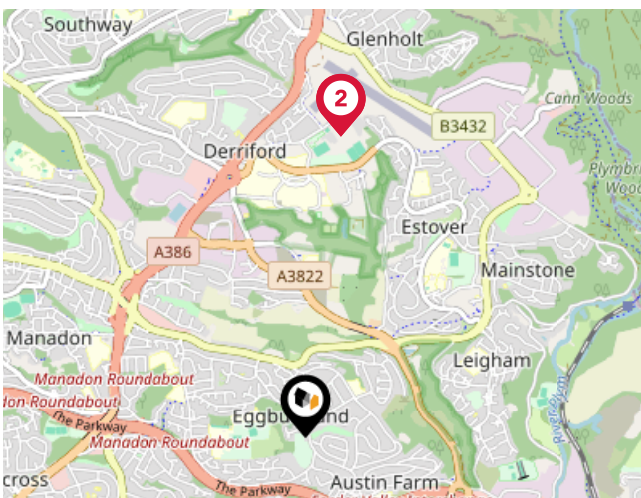
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	2.11 miles
2	Plymouth Rail Station	2.14 miles
3	Devonport Rail Station	2.98 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	32.6 miles
2	M5 J30	35.74 miles
3	M5 J29	36.5 miles
4	M5 J28	45.11 miles

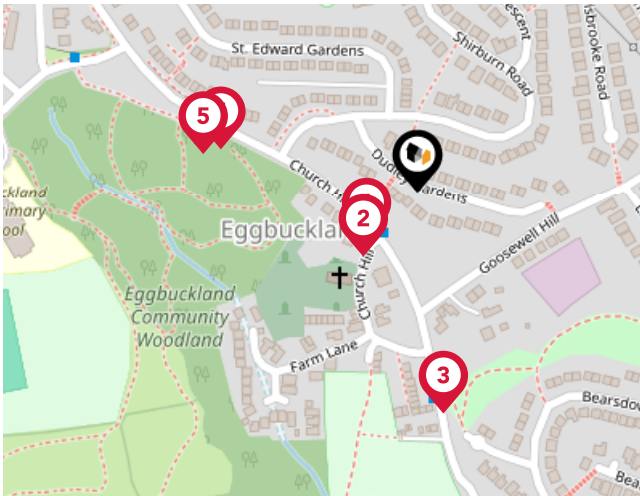


Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	1.44 miles
2	Plymouth City Airport	1.44 miles
3	Exeter International Airport	38.17 miles
4	Exeter International Airport	38.17 miles

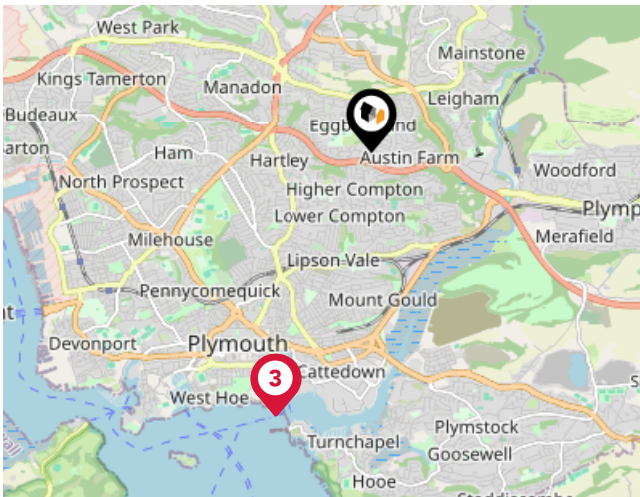
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Edwards Church	0.04 miles
2	St Edwards Church	0.05 miles
3	Elm Grove	0.13 miles
4	Church Hill Garages	0.12 miles
5	Egguckland Woodland	0.13 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	2.65 miles
2	Plymouth (Barbican) Landing Stage	2.65 miles
3	Plymouth (Barbican) Landing Stage	2.65 miles

Lang Town & Country

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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