

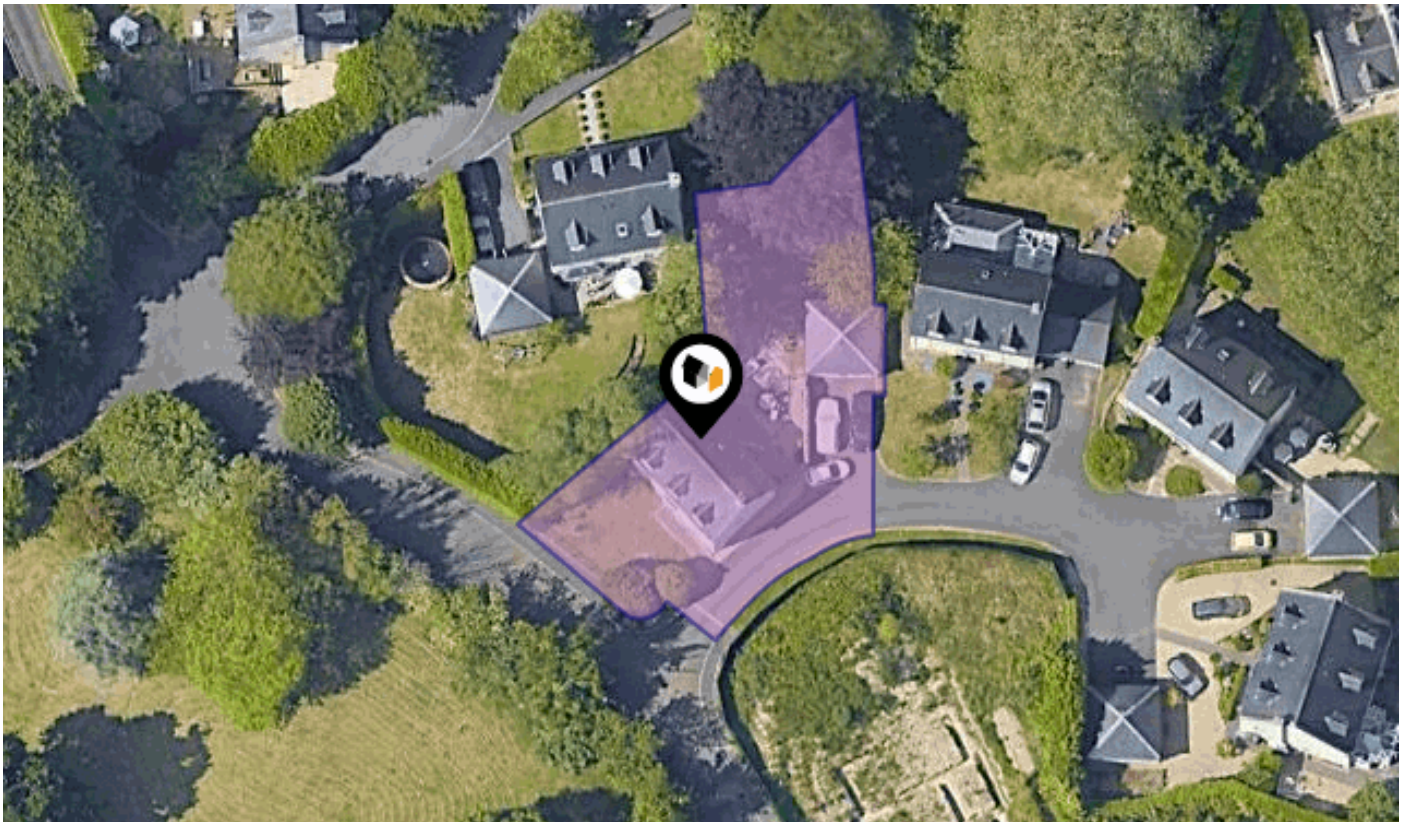


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 25<sup>th</sup> September 2024



**26, CONQUEROR DRIVE, PLYMOUTH, PL5 3UT**

6 Mannamead Road Plymouth Devon PL4 7AA

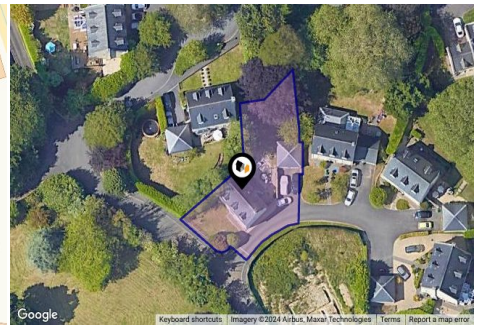
01752 256000

property@langtownandcountry.com

www.langtownandcountry.com



# Property Overview



## Property

<b>Type:</b>	Detached
<b>Bedrooms:</b>	4
<b>Floor Area:</b>	2,475 ft <sup>2</sup> / 230 m <sup>2</sup>
<b>Plot Area:</b>	0.18 acres
<b>Year Built :</b>	1996-2002
<b>Council Tax :</b>	Band G
<b>Annual Estimate:</b>	£3,691
<b>Title Number:</b>	DN460303
<b>UPRN:</b>	10000795763

<b>Last Sold Date:</b>	18/12/2006
<b>Last Sold Price:</b>	£458,000
<b>Last Sold £/ft<sup>2</sup>:</b>	£202
<b>Tenure:</b>	Freehold

## Local Area

<b>Local Authority:</b>	City of plymouth
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	High

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

<b>14</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

26 Conqueror Drive, PL5 3UT

Energy rating

**C**

Valid until 20.11.2032

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	77   C	82   B
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

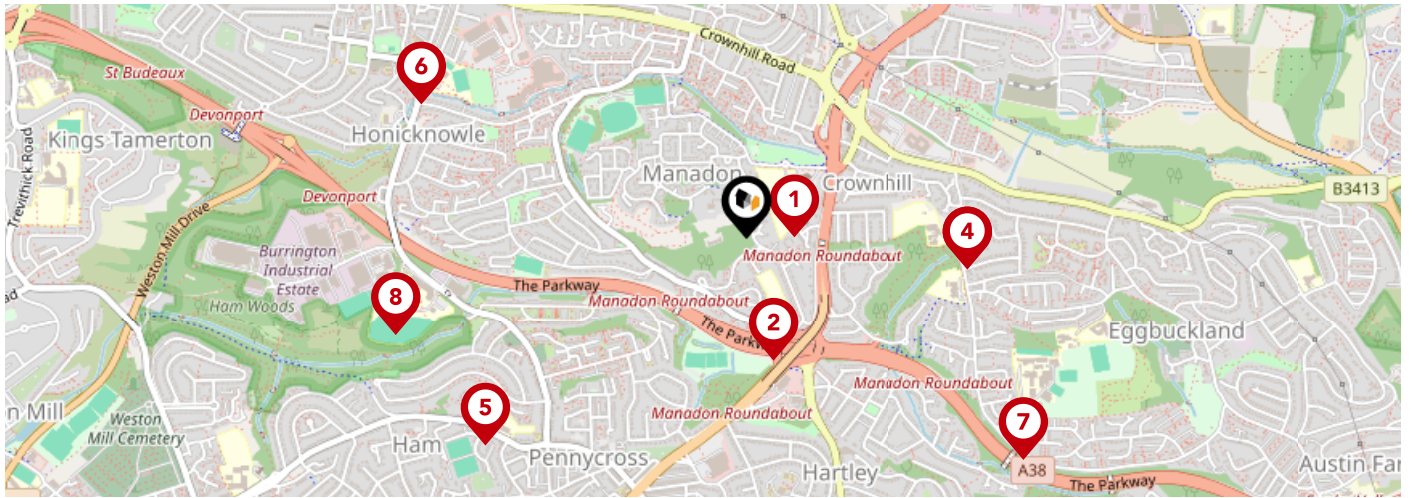
## EPC - Additional Data









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### Additional EPC Data

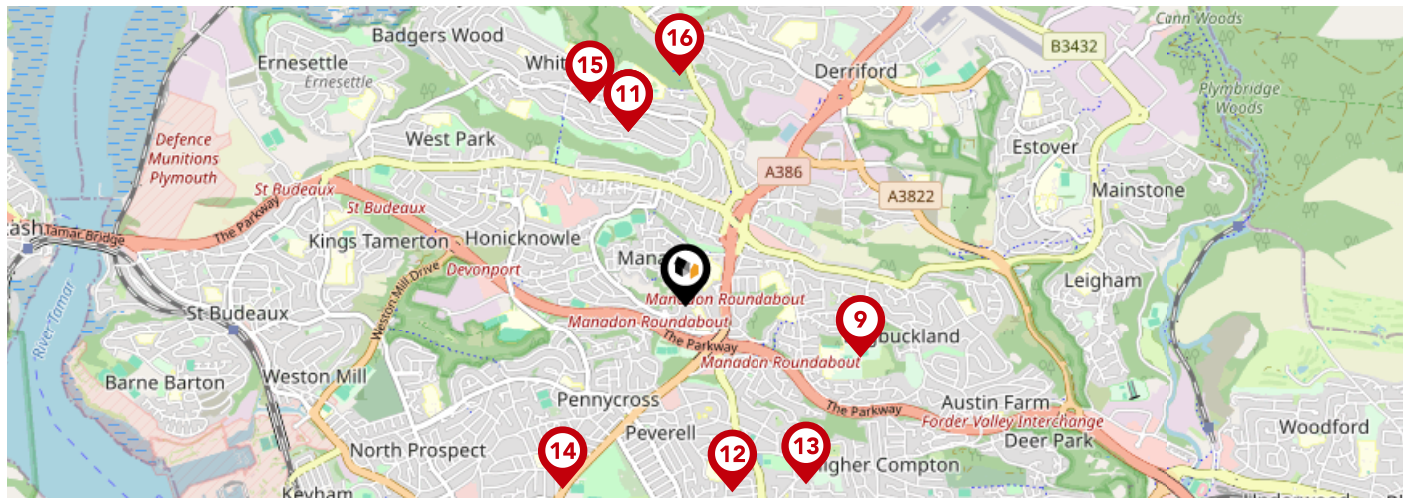
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Roof room(s), insulated (assumed)
<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 all fixed outlets
<b>Floors:</b>	Suspended, limited insulation (assumed)
<b>Total Floor Area:</b>	230 m <sup>2</sup>









# Area Schools



		Nursery	Primary	Secondary	College	Private
 <b>St Boniface's RC College</b> Ofsted Rating: Requires improvement   Pupils: 374   Distance:0.11		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Manadon Vale Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:0.3		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Widey Court Primary School</b> Ofsted Rating: Good   Pupils: 602   Distance:0.53		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Courtlands School</b> Ofsted Rating: Good   Pupils: 107   Distance:0.53		<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: 403   Distance:0.78		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Shakespeare Primary School</b> Ofsted Rating: Requires improvement   Pupils: 410   Distance:0.83		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Eggbuckland Community College</b> Ofsted Rating: Requires improvement   Pupils: 1040   Distance:0.84		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>All Saints Church of England Academy</b> Ofsted Rating: Good   Pupils: 616   Distance:0.86		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

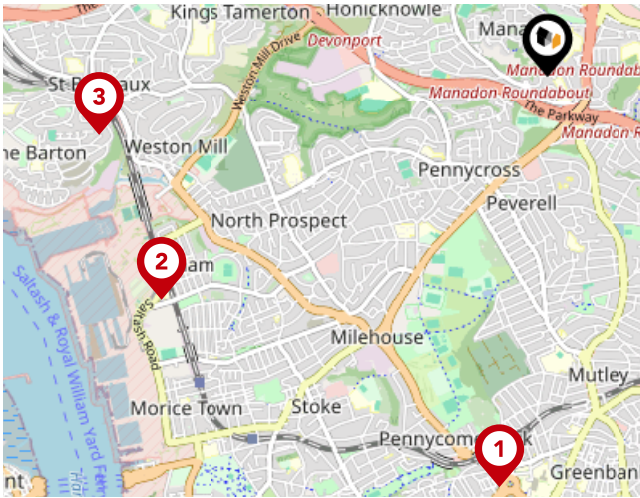
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Eggbuckland Vale Primary School</b> Ofsted Rating: Good   Pupils: 396   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitleigh Community Primary School</b> Ofsted Rating: Good   Pupils: 365   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sir John Hunt Community Sports College</b> Ofsted Rating: Good   Pupils: 761   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King's School</b> Ofsted Rating: Not Rated   Pupils: 298   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Compton CofE Primary School</b> Ofsted Rating: Good   Pupils: 431   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Devonport High School for Girls</b> Ofsted Rating: Good   Pupils: 860   Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Woodfield Primary School</b> Ofsted Rating: Good   Pupils: 268   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Woodlands School</b> Ofsted Rating: Good   Pupils: 85   Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

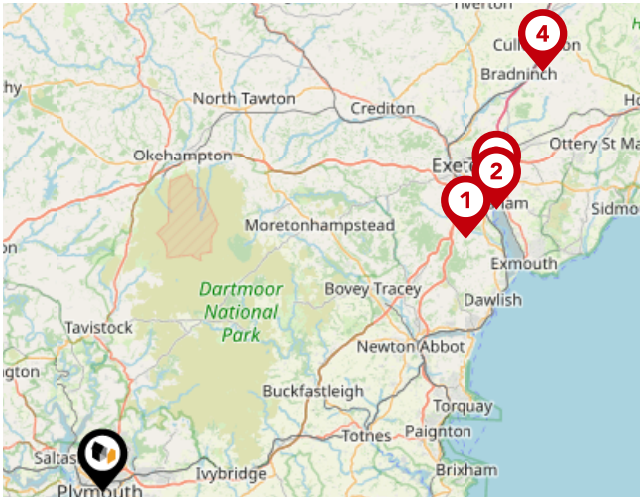
# Area

## Transport (National)



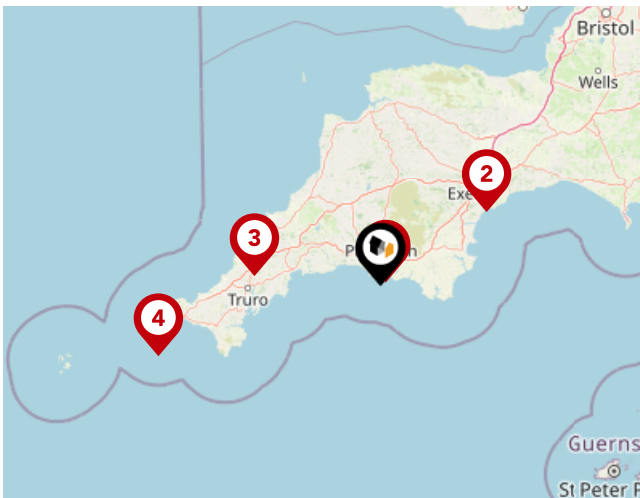
### National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1.95 miles
2	Keyham Rail Station	2.11 miles
3	St Budeaux Ferry Road Rail Station	2.14 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.34 miles
2	M5 J30	36.47 miles
3	M5 J29	37.21 miles
4	M5 J28	45.71 miles

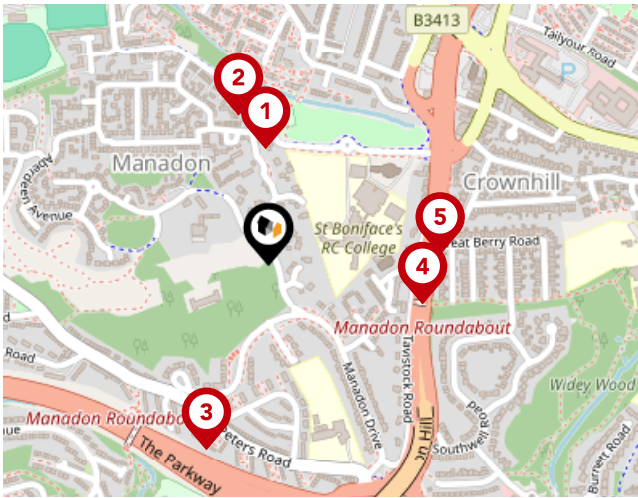


### Airports/Helipads

Pin	Name	Distance
1	Glenholt	1.72 miles
2	Exeter Airport	38.9 miles
3	St Mawgan	38.3 miles
4	Joppa	70.8 miles

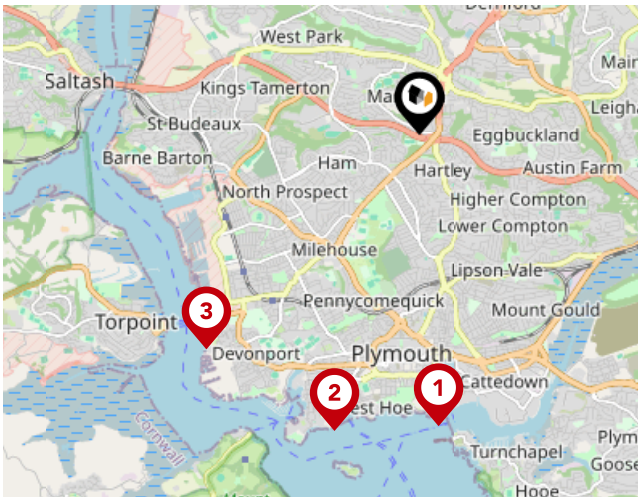
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Temeraire Road	0.14 miles
2	Frobisher Approach	0.18 miles
3	Hardy Crescent West	0.23 miles
4	St Boniface College	0.19 miles
5	Great Berry Road	0.2 miles



### Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	2.75 miles
2	Plymouth Ferry Terminal	2.92 miles
3	Devonport Ferry Terminal	2.85 miles



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