

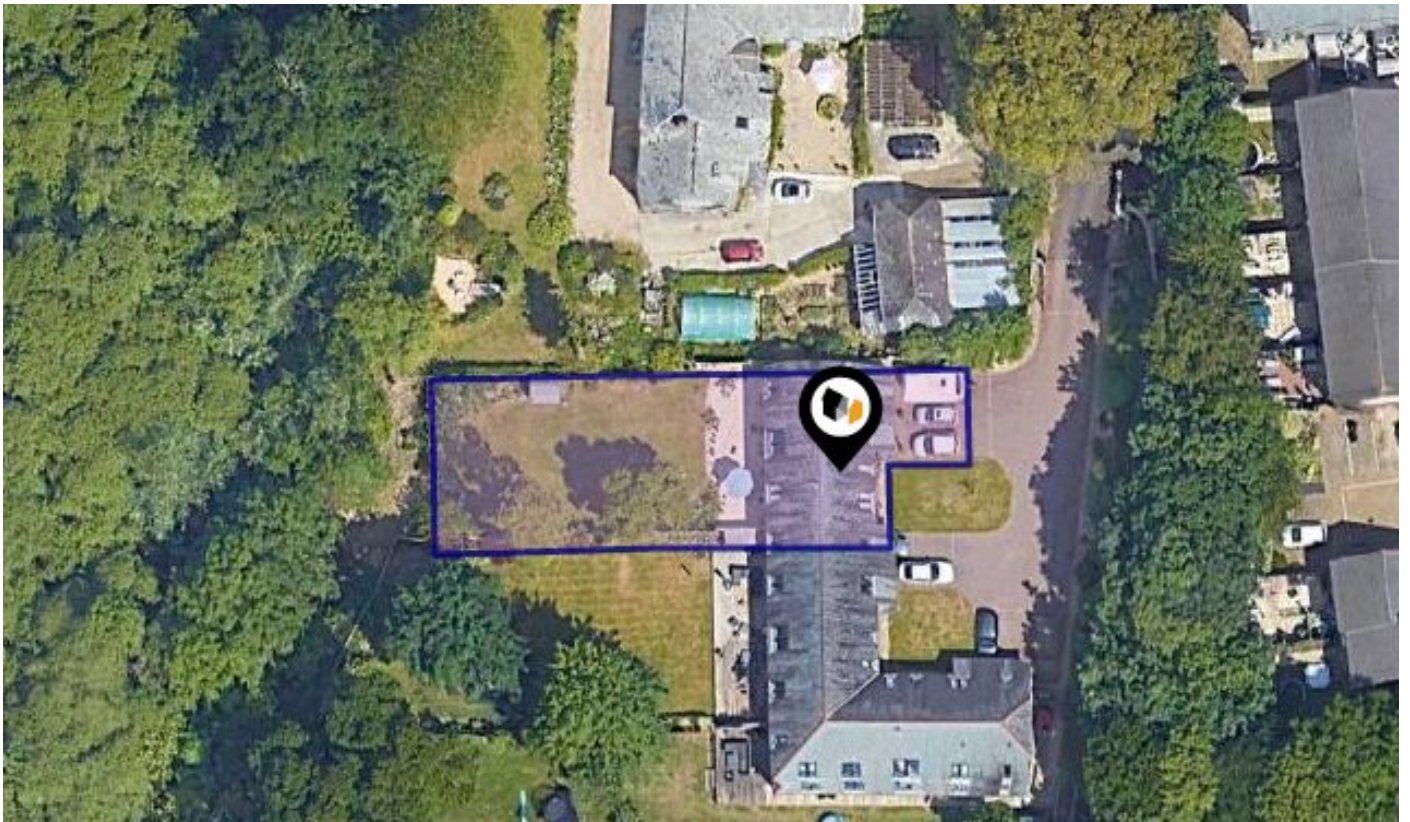


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



**50, BLUNTS LANE, DERRIFORD, PLYMOUTH, PL6 8BE**

6 Mannamead Road Plymouth Devon PL4 7AA

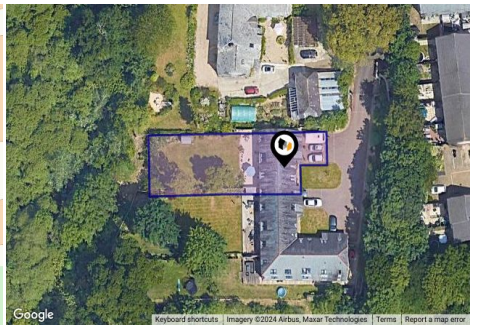
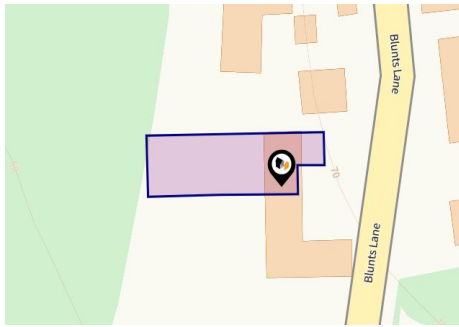
01752 256000

property@langtownandcountry.com

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# Property Overview



## Property

**Type:** Terraced  
**Bedrooms:** 4  
**Plot Area:** 0.16 acres  
**Year Built :** 2003-2006  
**Council Tax :** Band F  
**Annual Estimate:** £3,199  
**Title Number:** DN541496  
**UPRN:** 10012062261

**Last Sold Date:** 31/03/2011  
**Last Sold Price:** £417,500  
**Last Sold £/ft<sup>2</sup>:** £508  
**Tenure:** Freehold

## Local Area

**Local Authority:** City of plymouth  
**Conservation Area:** No  
**Flood Risk:**  

- Rivers & Seas: No Risk
- Surface Water: Low

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

<b>2</b>	<b>39</b>	<b>1000</b>
mb/s	mb/s	mb/s
		

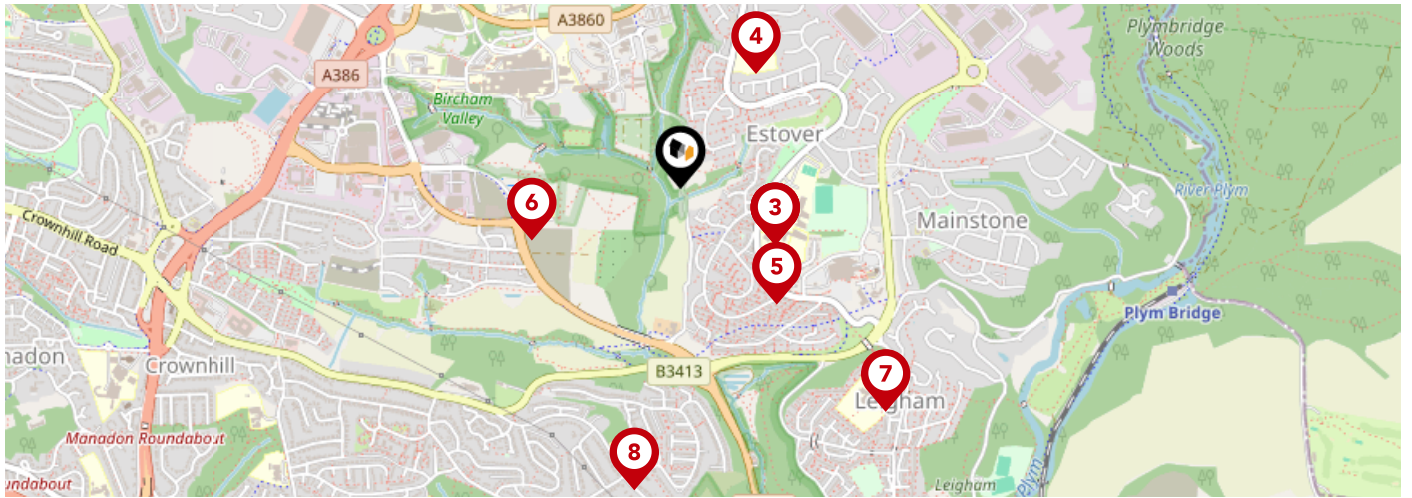
**Mobile Coverage:**  
 (based on calls indoors)



**Satellite/Fibre TV Availability:**



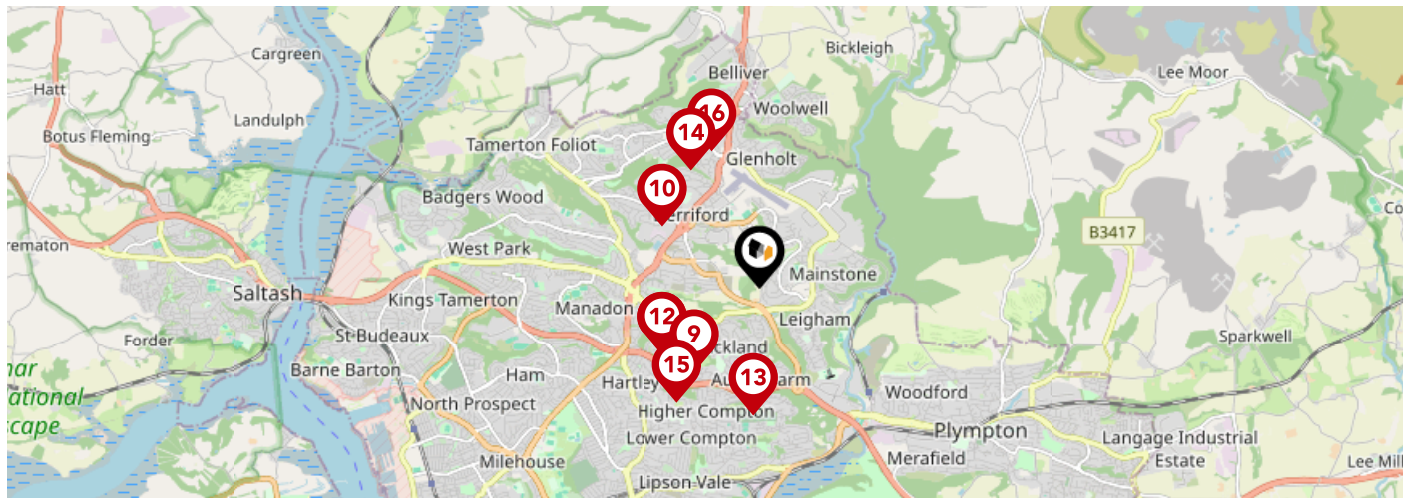
# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Plym Bridge Nursery School and Day Care</b> Ofsted Rating: Good   Pupils: 54   Distance:0.26	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Tor Bridge High</b> Ofsted Rating: Good   Pupils: 1171   Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Cann Bridge School</b> Ofsted Rating: Good   Pupils: 95   Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Thornbury Primary School</b> Ofsted Rating: Good   Pupils: 285   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Tor Bridge Primary School</b> Ofsted Rating: Outstanding   Pupils: 184   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>St Matthew's Church of England Primary and Nursery Academy</b> Ofsted Rating: Good   Pupils: 484   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Leigham Primary School</b> Ofsted Rating: Good   Pupils: 399   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>St Edward's CofE Primary School</b> Ofsted Rating: Good   Pupils: 219   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



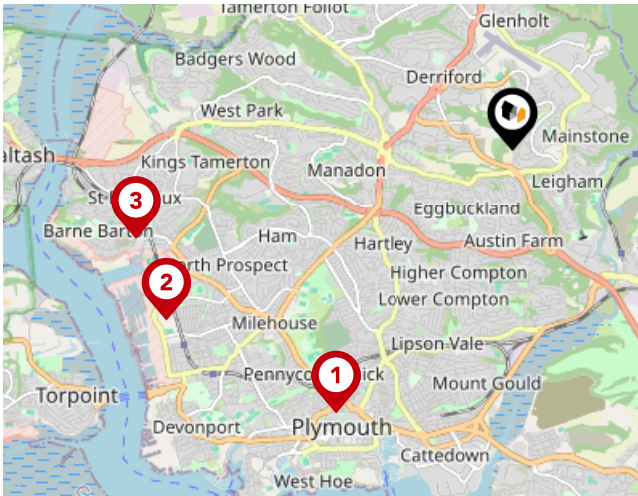
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Eggbuckland Vale Primary School</b> Ofsted Rating: Good   Pupils: 396   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Notre Dame RC School</b> Ofsted Rating: Good   Pupils: 765   Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Widey Court Primary School</b> Ofsted Rating: Good   Pupils: 602   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Courtlands School</b> Ofsted Rating: Good   Pupils: 107   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Austin Farm Academy</b> Ofsted Rating: Good   Pupils: 125   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Oakwood Primary Academy</b> Ofsted Rating: Good   Pupils: 311   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Eggbuckland Community College</b> Ofsted Rating: Requires improvement   Pupils: 1040   Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Widewell Primary Academy</b> Ofsted Rating: Good   Pupils: 219   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

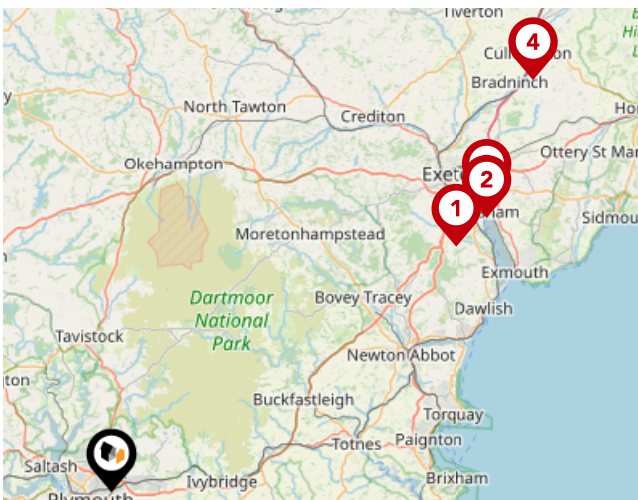
# Area

## Transport (National)



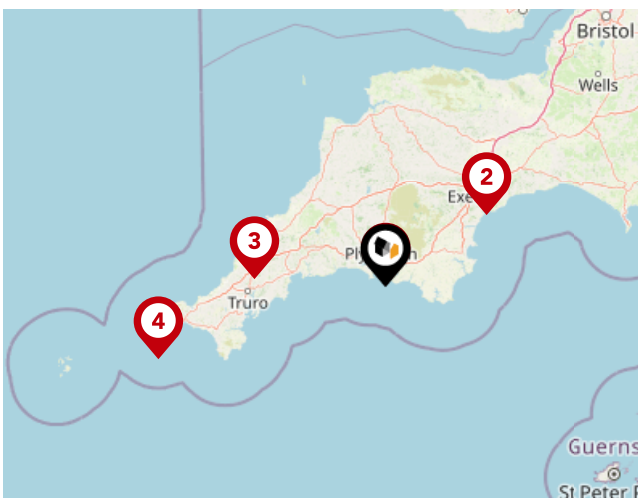
### National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3 miles
2	Keyham Rail Station	3.64 miles
3	St Budeaux Ferry Road Rail Station	3.66 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	31.85 miles
2	M5 J30	34.98 miles
3	M5 J29	35.72 miles
4	M5 J28	44.29 miles

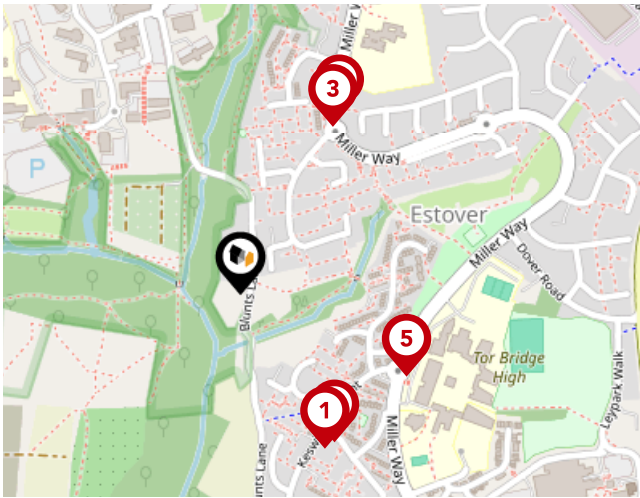


### Airports/Helipads

Pin	Name	Distance
1	Glenholt	0.66 miles
2	Exeter Airport	37.41 miles
3	St Mawgan	39.71 miles
4	Joppa	72.34 miles

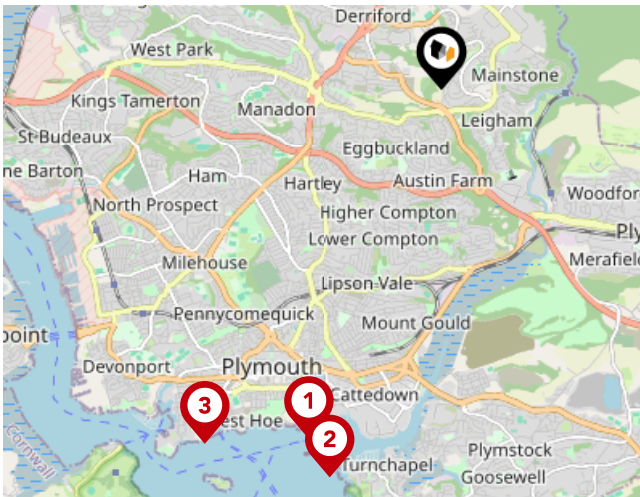
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Yewdale Gardens	0.21 miles
2	Wasdale Gardens	0.21 miles
3	Dockray Close	0.23 miles
4	Thornbury School	0.24 miles
5	Tor Bridge High	0.22 miles



### Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	3.53 miles
2	Plymouth Mount Batten Ferry Landing	3.82 miles
3	Plymouth Ferry Terminal	4.04 miles

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