

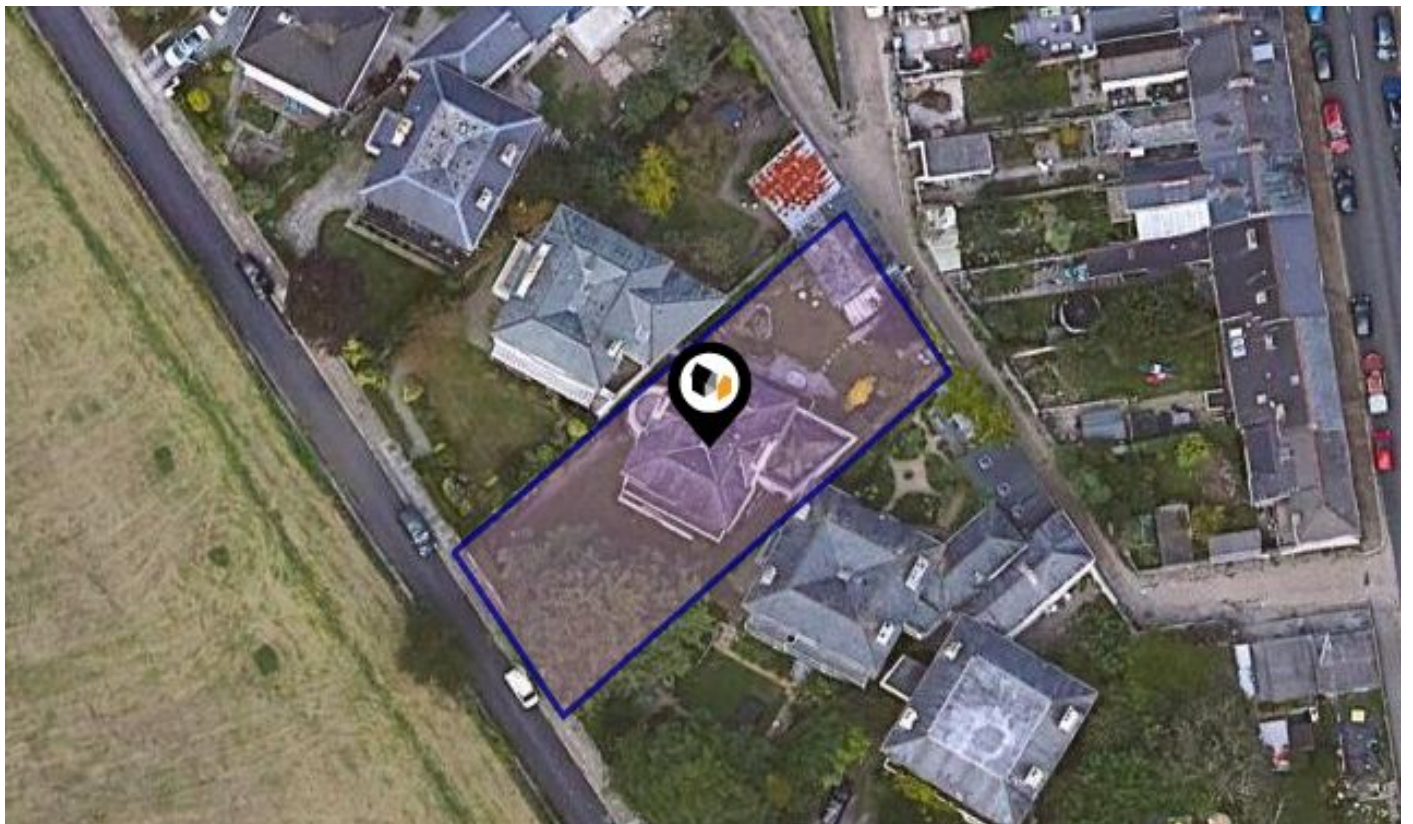


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 24th July 2024



6, ALBEMARLE VILLAS, PLYMOUTH, PL1 5QZ

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

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www.langtownandcountry.com





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,680 ft ² / 249 m ²		
Plot Area:	0.19 acres		
Council Tax :	Band G		
Annual Estimate:	£3,691		
Title Number:	DN44552		
UPRN:	100040406542		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	34 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *6, Albemarle Villas, Plymouth, PL1 5QZ*

Reference - 21/01366/TCO	
Decision:	Decided
Date:	21st July 2021
Description:	Cedar (T1) - Reduce crown spread over neighbouring property on the southeast aspect by 1.5-2m back to suitable growth points and remove deadwood.

6 Albemarle Villas, PL1 5QZ

Energy rating

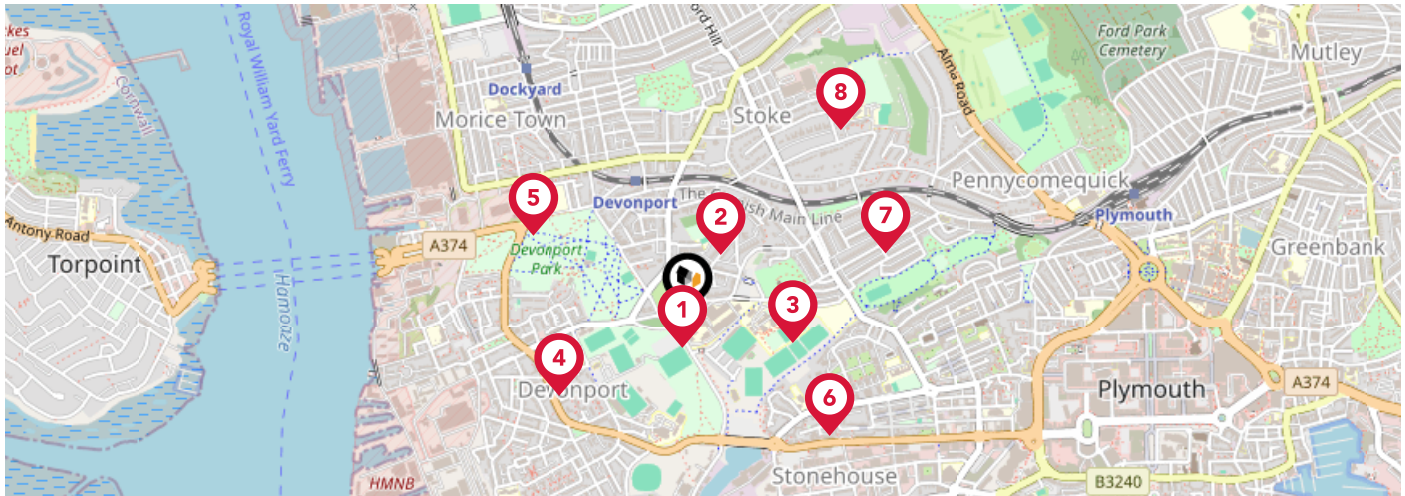
E

Valid until 03.04.2034

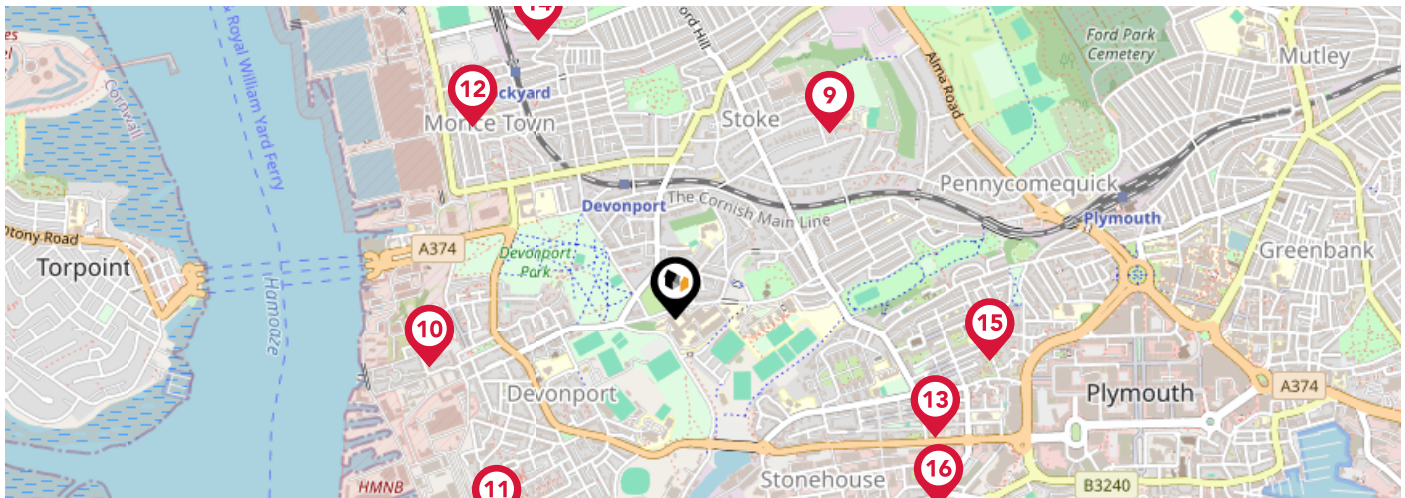
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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:	Not defined
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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:	Solid, no insulation (assumed)
Total Floor Area:	249 m ²

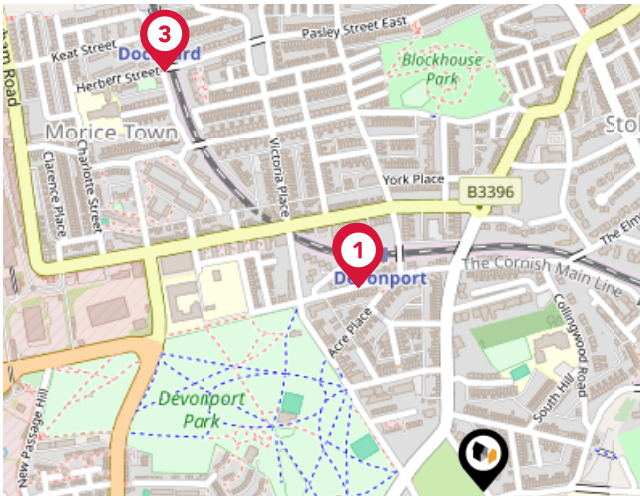


		Nursery	Primary	Secondary	College	Private
1	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Stoke Damerel Primary School Ofsted Rating: Good Pupils: 405 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Devonport High School for Boys Ofsted Rating: Outstanding Pupils: 1229 Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 201 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	UTC Plymouth Ofsted Rating: Inadequate Pupils: 147 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	High Street Primary Academy Ofsted Rating: Inadequate Pupils: 141 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stuart Road Primary School Ofsted Rating: Good Pupils: 199 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 360 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



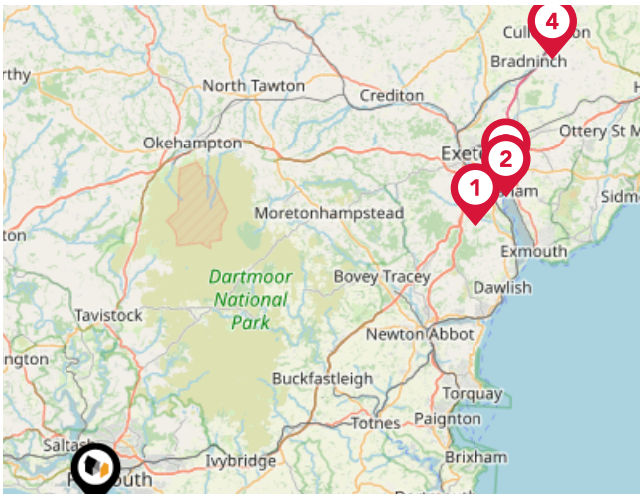
	Nursery	Primary	Secondary	College	Private
<p>9 Stoke Damerel Community College Ofsted Rating: Good Pupils: 1291 Distance:0.57</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Marlborough Primary Academy Ofsted Rating: Requires Improvement Pupils: 122 Distance:0.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Mount Wise Community Primary School Ofsted Rating: Good Pupils: 298 Distance:0.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Morice Town Primary Academy Ofsted Rating: Requires Improvement Pupils: 201 Distance:0.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St Peter's CofE Primary School Ofsted Rating: Requires improvement Pupils: 183 Distance:0.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 College Road Primary School Ofsted Rating: Good Pupils: 202 Distance:0.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 The Cathedral School of St Mary Ofsted Rating: Good Pupils: 105 Distance:0.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Millbay Academy Ofsted Rating: Inadequate Pupils: 1020 Distance:0.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



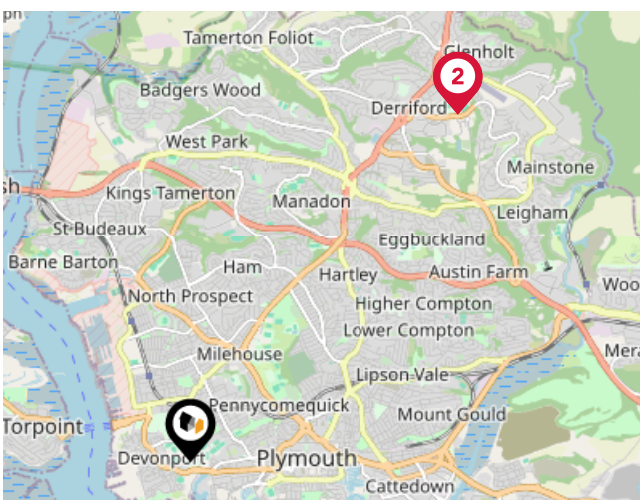
National Rail Stations

Pin	Name	Distance
1	Devonport Rail Station	0.28 miles
2	Devonport Rail Station	0.29 miles
3	Dockyard (Plymouth) Rail Station	0.62 miles



Trunk Roads/Motorways

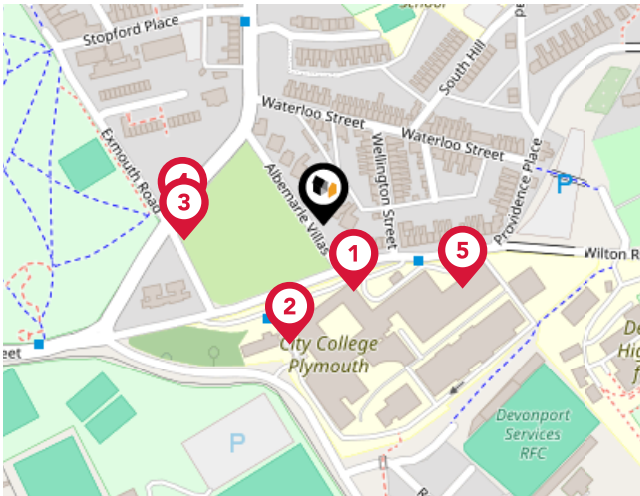
Pin	Name	Distance
1	M5 J31	35.61 miles
2	M5 J30	38.74 miles
3	M5 J29	39.5 miles
4	M5 J28	48.09 miles



Airports/Helipads

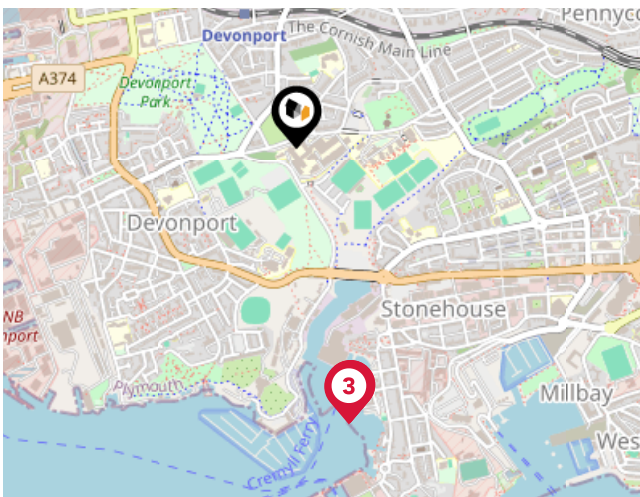
Pin	Name	Distance
1	Plymouth City Airport	4.14 miles
2	Plymouth City Airport	4.14 miles
3	Newquay St Mawgan Airport	37.27 miles
4	Newquay St Mawgan Airport	37.27 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Paradise Road	0.04 miles
2	City College Plymouth	0.07 miles
3	Exmouth Road	0.08 miles
4	Exmouth Road	0.08 miles
5	Paradise Road	0.09 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Stonehouse Ferry Terminal	0.66 miles
2	Plymouth Stonehouse Ferry Terminal	0.66 miles
3	Plymouth Stonehouse Ferry Terminal	0.66 miles

Lang Town & Country

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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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