

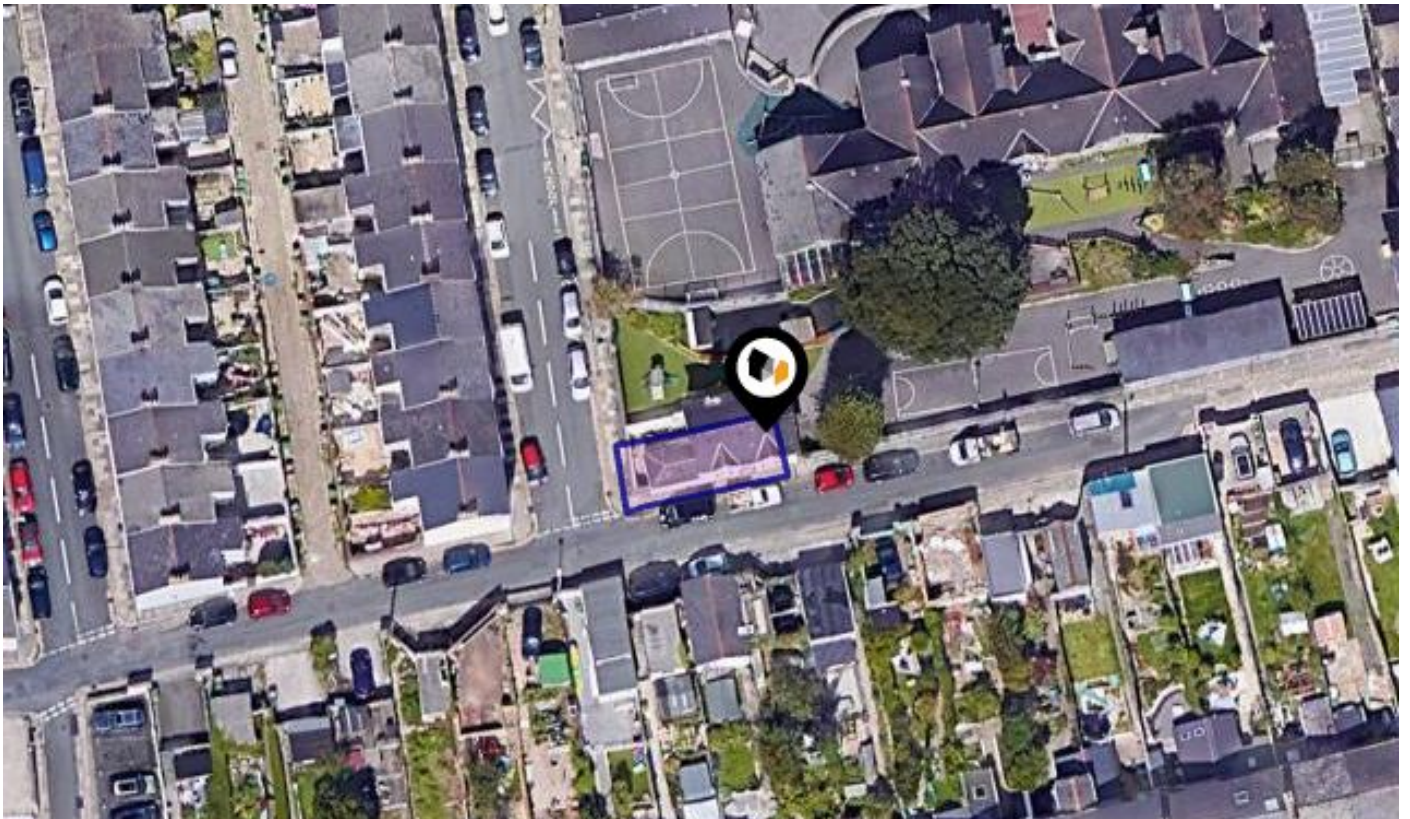


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 21st August 2024



2, BEVERLEY ROAD, PLYMOUTH, PL3 6DA

6 Mannamead Road Plymouth Devon PL4 7AA

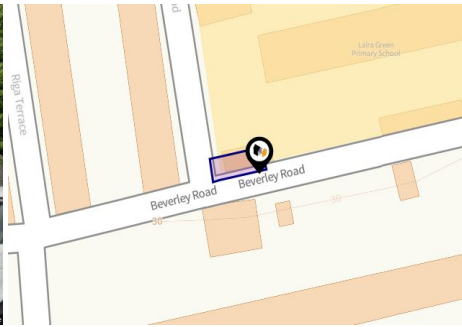
01752 256000

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Property Overview



Property

Type:	Detached
Bedrooms:	3
Floor Area:	936 ft ² / 87 m ²
Plot Area:	0.02 acres
Year Built :	Before 1900
Council Tax :	Band C
Annual Estimate:	£1,969
Title Number:	DN727669
UPRN:	100040413923

Last Sold Date:	07/10/2022
Last Sold Price:	£212,000
Last Sold £/ft ² :	£226
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)

5 mb/s	72 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

2, Beverley Road, PL3 6DA

Energy rating

E

Valid until 27.05.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

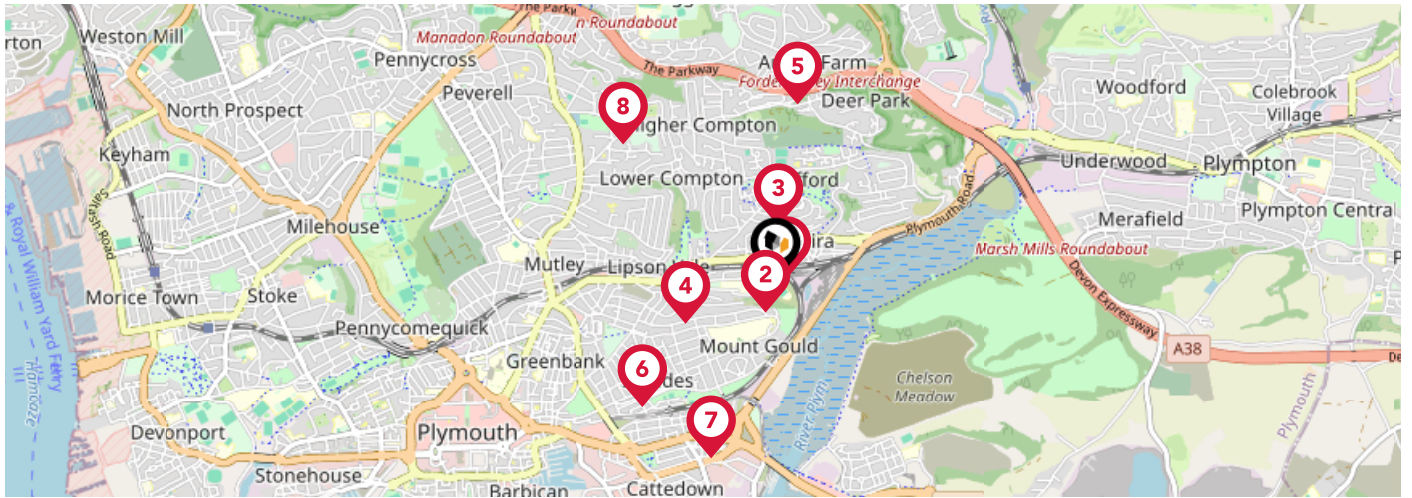
Property









EPC - Additional Data

Additional EPC Data

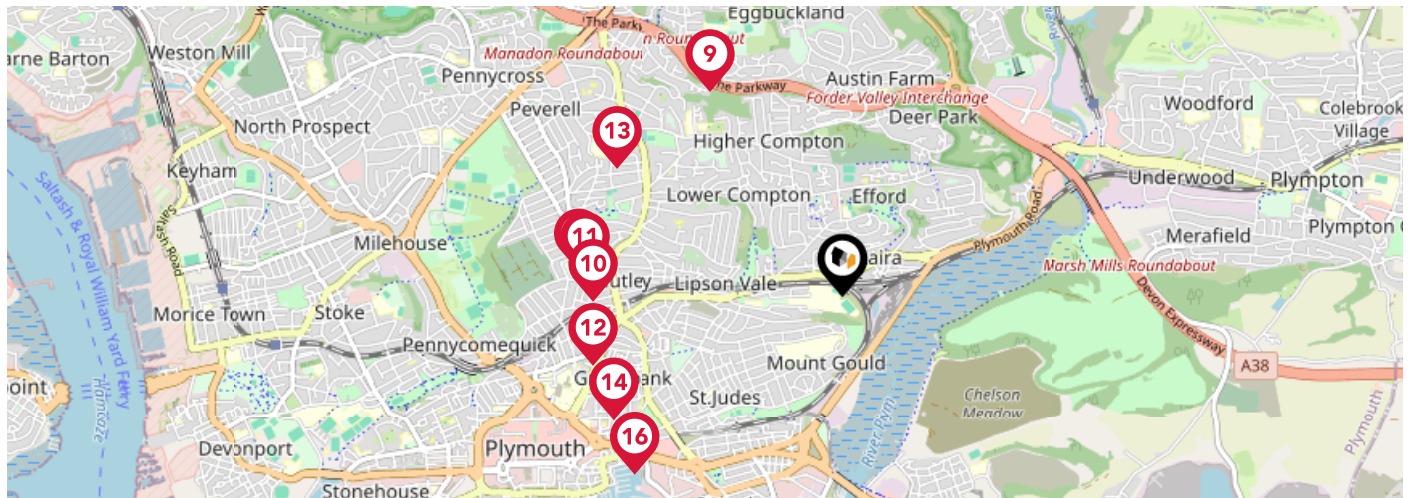
Property Type:	House
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
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 27% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	87 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
 Laira Green Primary School Ofsted Rating: Good Pupils: 230 Distance:0.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance:0.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 High View School Ofsted Rating: Outstanding Pupils: 356 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Austin Farm Academy Ofsted Rating: Good Pupils: 125 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Compton CofE Primary School Ofsted Rating: Good Pupils: 431 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

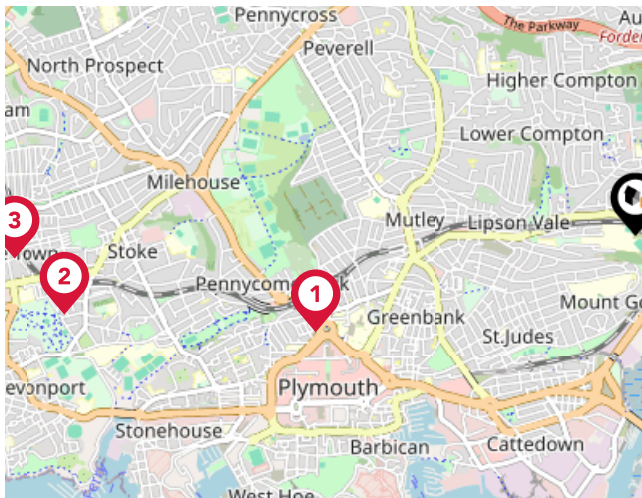
Area Schools



		Nursery	Primary	Secondary	College	Private
	Egguckland Community College Ofsted Rating: Requires improvement Pupils: 1040 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plymouth College Ofsted Rating: Not Rated Pupils: 513 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's School Ofsted Rating: Not Rated Pupils: 298 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hyde Park Junior School Ofsted Rating: Good Pupils: 355 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

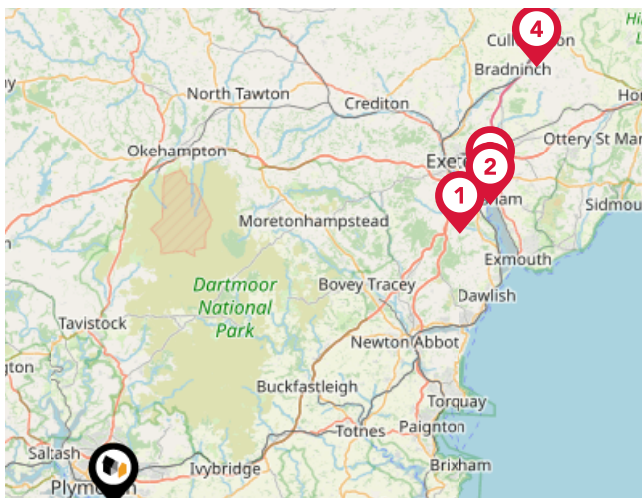
Area

Transport (National)



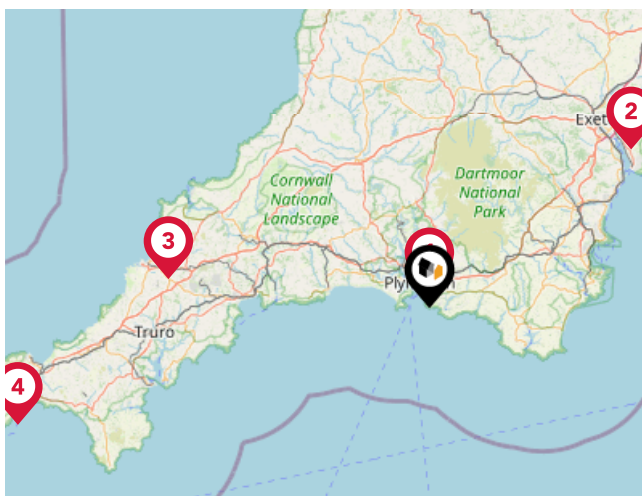
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1.58 miles
2	Devonport Rail Station	2.73 miles
3	Dockyard (Plymouth) Rail Station	2.95 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.2 miles
2	M5 J30	36.35 miles
3	M5 J29	37.13 miles
4	M5 J28	45.85 miles



Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	2.67 miles
2	Exeter International Airport	38.77 miles
3	Newquay St Mawgan Airport	39.73 miles
4	Penzance Airport	64.76 miles

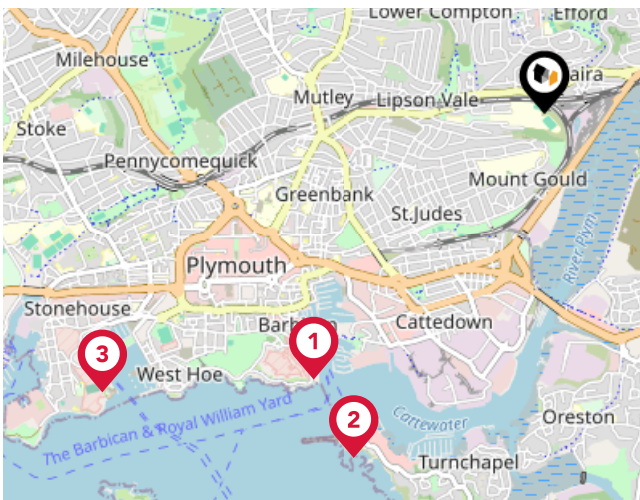
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Riga Terrace	0.04 miles
2	Brandon Road	0.05 miles
3	Laira Shops	0.1 miles
4	Derwent Avenue	0.17 miles
5	Wycliffe Road	0.17 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	1.67 miles
2	Plymouth Mount Batten Ferry Landing	1.87 miles
3	Plymouth Ferry Terminal	2.47 miles

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