

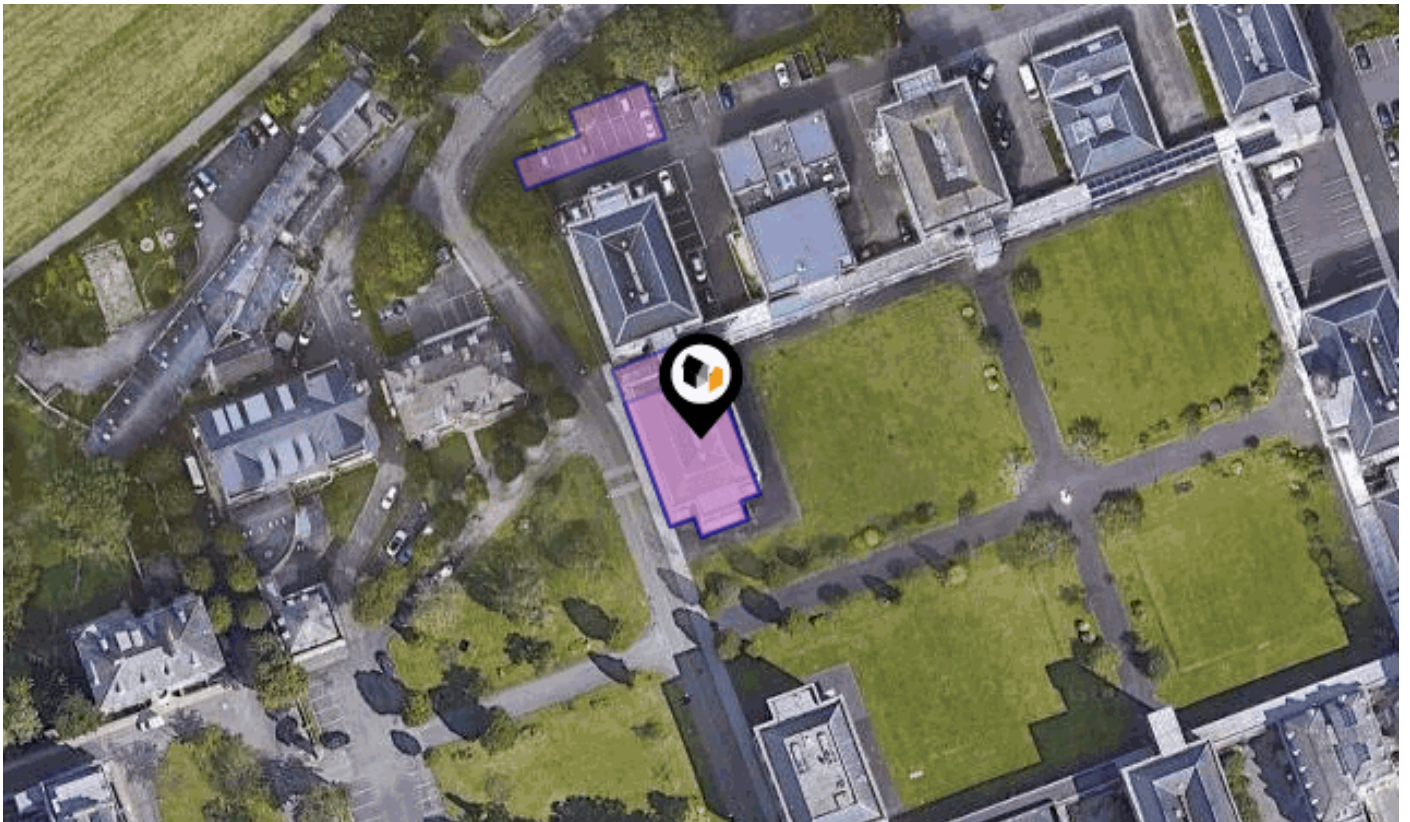


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



**FLAT 2, EVANS COURT, 6, CRAIGIE DRIVE, PLYMOUTH, PL1 3TP**

6 Mannamead Road Plymouth Devon PL4 7AA

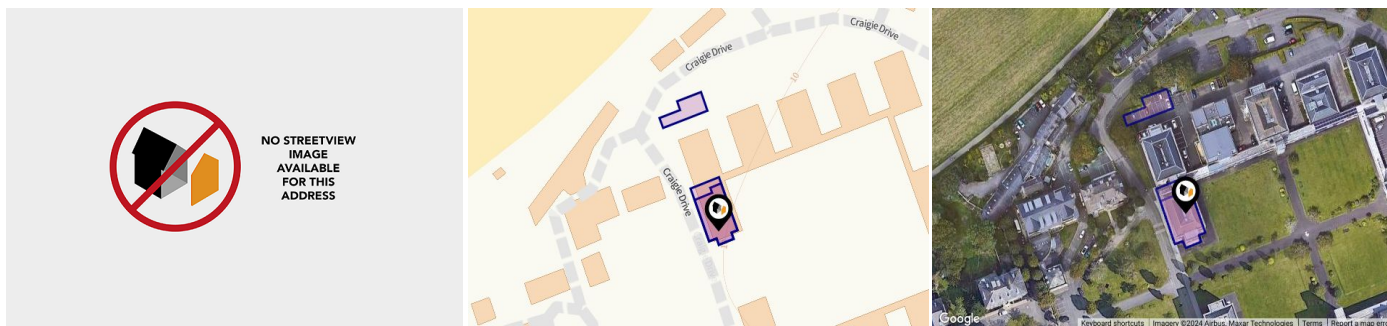
01752 256000

property@langtownandcountry.com

www.langtownandcountry.com



# Property Overview



## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold Date:</b>	20/02/2004
<b>Bedrooms:</b>	3	<b>Last Sold Price:</b>	£198,000
<b>Floor Area:</b>	1,506 ft <sup>2</sup> / 140 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£141
<b>Plot Area:</b>	0.29 acres	<b>Tenure:</b>	Leasehold
<b>Year Built :</b>	2004	<b>Start Date:</b>	18/05/2006
<b>Council Tax :</b>	Band C	<b>End Date:</b>	01/01/3005
<b>Annual Estimate:</b>	£1,969	<b>Lease Term:</b>	999 years from 1 January 2006
<b>Title Number:</b>	DN539284	<b>Term Remaining:</b>	980 years
<b>UPRN:</b>	10012062253		

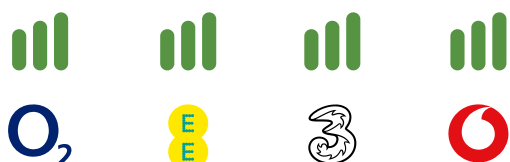
## Local Area

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

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

<b>8</b> mb/s	<b>37</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property

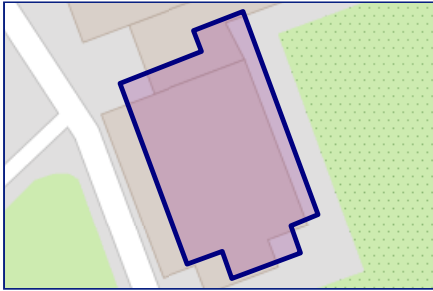
## Multiple Title Plans

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There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

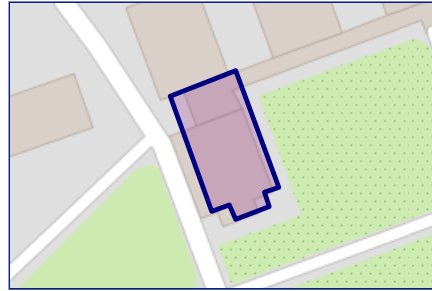
### Leasehold Title Plans

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#### DN530972

Start Date: 19/02/2004  
End Date: 20/02/3003  
Lease Term: 999 years from 20 February 2004  
Term Remaining: 979 years



#### DN539284

Start Date: 18/05/2006  
End Date: 01/01/3005  
Lease Term: 999 years from 1 January 2006  
Term Remaining: 980 years

# Property EPC - Certificate

Flat 2, Evans Court, 6 Craigie Drive, PL1 3TP

Energy rating

**D**

Valid until 21.12.2032

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		76   <b>C</b>
55-68	<b>D</b>	56   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

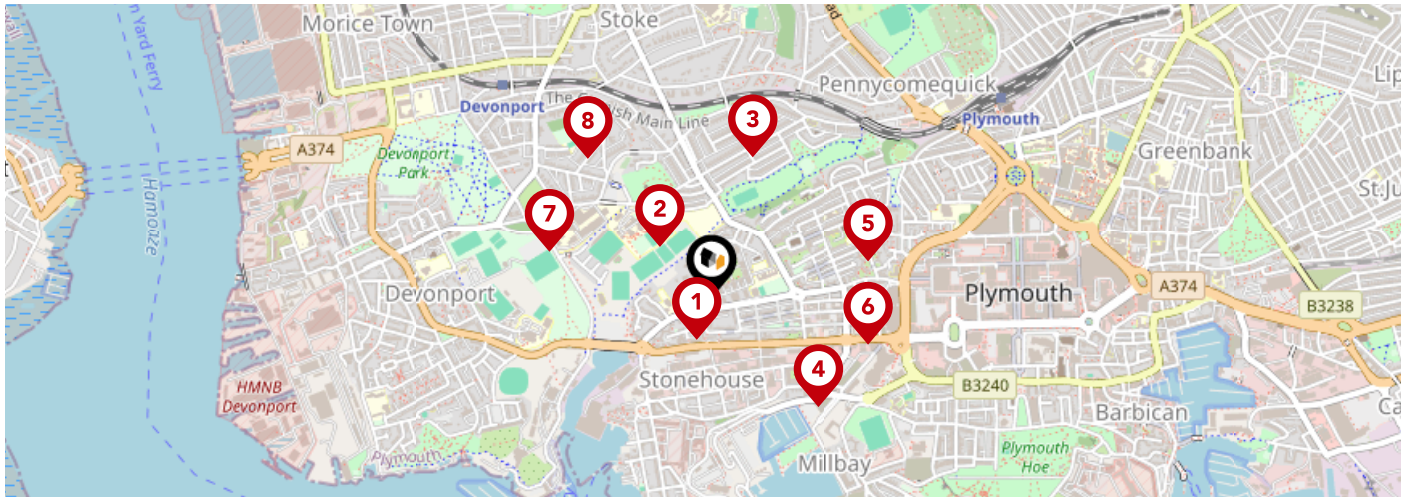
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### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	00
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Not defined
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Granite or whinstone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<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, no insulation (assumed)
<b>Total Floor Area:</b>	140 m <sup>2</sup>

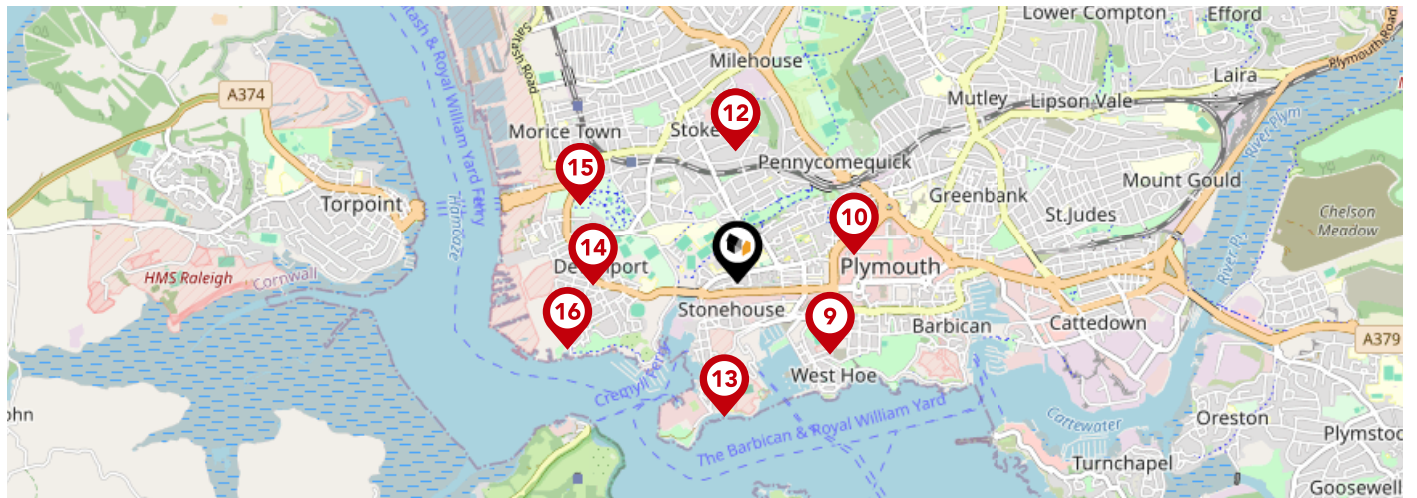


# Area Schools



		Nursery	Primary	Secondary	College	Private
 <b>High Street Primary Academy</b> Ofsted Rating: Good   Pupils: 140   Distance:0.1		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Devonport High School for Boys</b> Ofsted Rating: Good   Pupils: 1231   Distance:0.17		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Stuart Road Primary Academy</b> Ofsted Rating: Good   Pupils: 189   Distance:0.35		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Millbay Academy</b> Ofsted Rating: Good   Pupils: 545   Distance:0.36		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The Cathedral School of St Mary</b> Ofsted Rating: Requires improvement   Pupils: 109   Distance:0.38		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Peter's CofE Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:0.39		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>City College Plymouth</b> Ofsted Rating: Good   Pupils:0   Distance:0.4		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Stoke Damerel Primary Academy</b> Ofsted Rating: Good   Pupils: 400   Distance:0.44		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

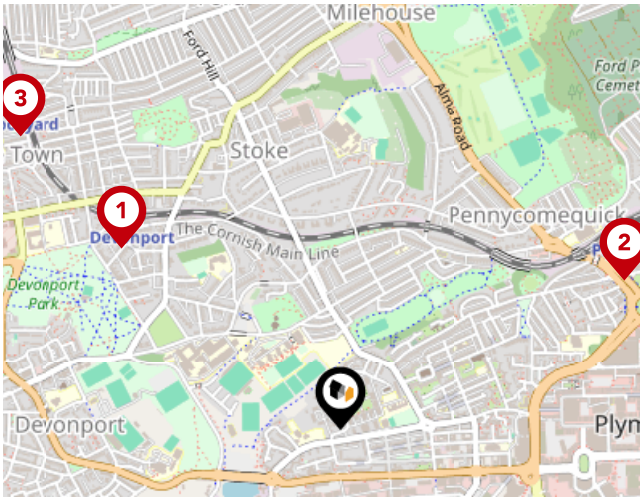
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>St Andrew's Cof E VA Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Pilgrim Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 390   Distance:0.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Scott Medical and Healthcare College</b> Ofsted Rating: Good   Pupils: 233   Distance:0.63</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Stoke Damerel Community College</b> Ofsted Rating: Good   Pupils: 1301   Distance:0.63</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>St George's CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 90   Distance:0.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>St Joseph's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:0.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>UTC Plymouth</b> Ofsted Rating: Good   Pupils: 551   Distance:0.83</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Mount Wise Community Primary School</b> Ofsted Rating: Good   Pupils: 268   Distance:0.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

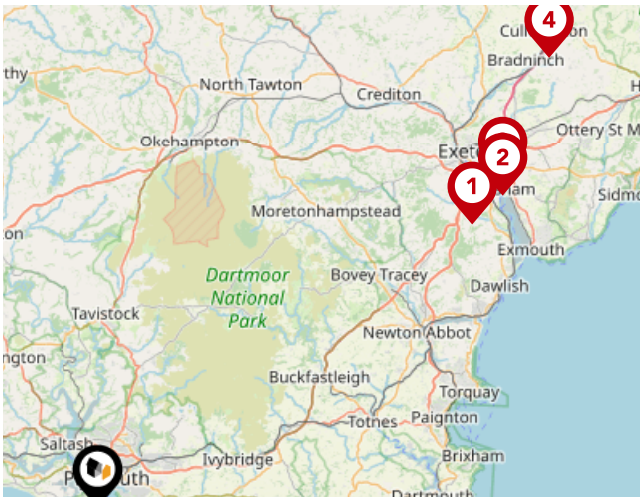
# Area

## Transport (National)



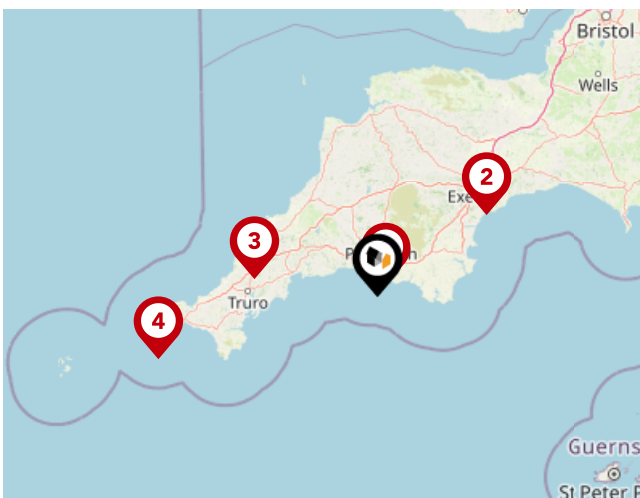
### National Rail Stations

Pin	Name	Distance
1	Devonport Rail Station	0.67 miles
2	Plymouth Rail Station	0.76 miles
3	Dockyard (Plymouth) Rail Station	1.03 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.42 miles
2	M5 J30	38.56 miles
3	M5 J29	39.33 miles
4	M5 J28	47.96 miles



### Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.08 miles
2	Exeter Airport	40.99 miles
3	St Mawgan	37.67 miles
4	Joppa	69.31 miles



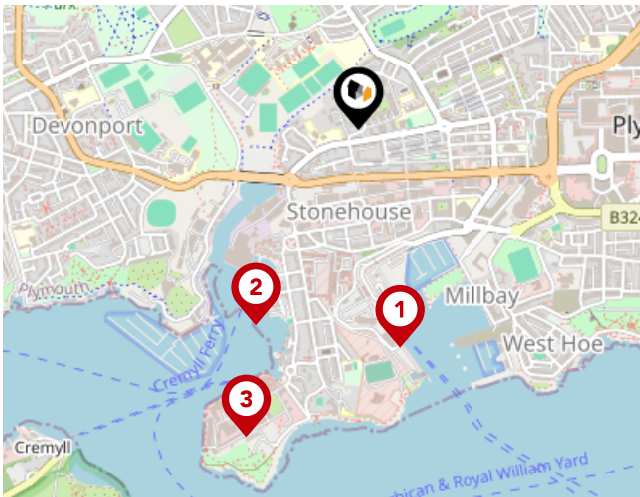
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	High Street	0.12 miles
2	Millbridge	0.15 miles
3	Wyndham Lane	0.14 miles
4	Wantage Gardens	0.18 miles
5	Stoke Road	0.17 miles



### Ferry Terminals

Pin	Name	Distance
1	Plymouth Ferry Terminal	0.52 miles
2	Plymouth Stonehouse Ferry Terminal	0.52 miles
3	Royal William Yard Ferry Landing	0.77 miles

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6 Mannamead Road Plymouth Devon PL4  
7AA  
01752 256000  
property@langtownandcountry.com  
www.langtownandcountry.com

