

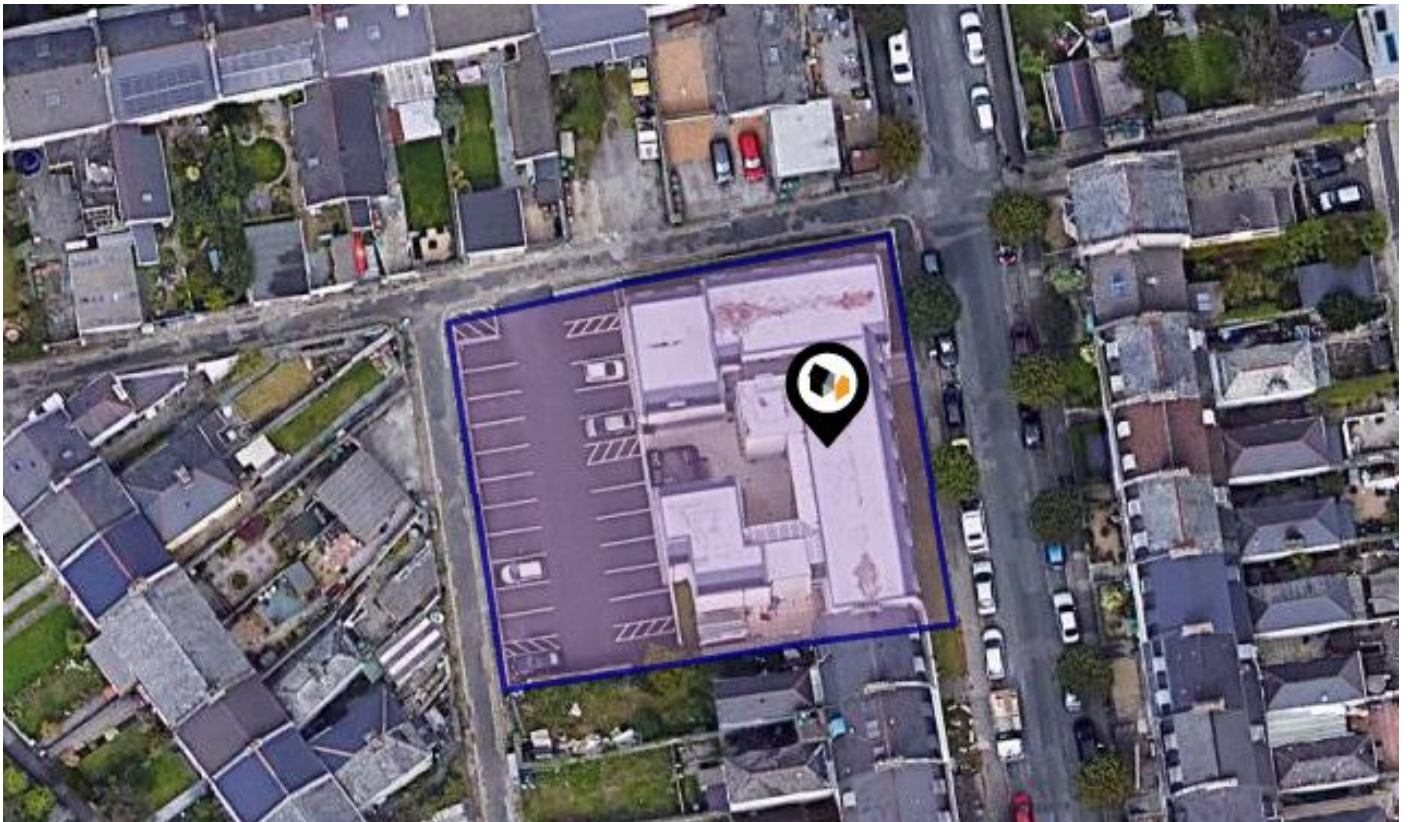


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 19th August 2024



FLAT 1, 23, VICTORIA PLACE, STOKE, PLYMOUTH, PL2 1BY

6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

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Property Overview



Property

Type: Flat / Maisonette
Bedrooms: 1
Floor Area: 398 ft² / 37 m²
Plot Area: 0.33 acres
Council Tax : Band A
Annual Estimate: £1,477
Title Number: DN514241
UPRN: 10091563391

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)

15
mb/s



80
mb/s



1000
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Flat 1, 23, Victoria Place, Stoke, PL2 1BY

Energy rating

C

Valid until 03.08.2026

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

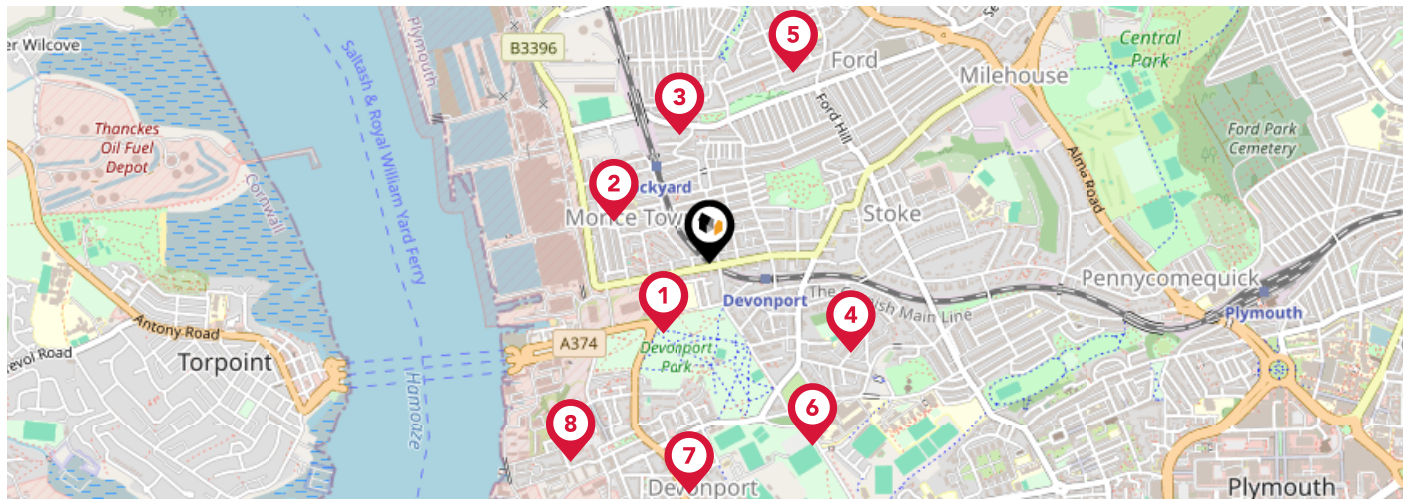
Property

EPC - Additional Data

Additional EPC Data

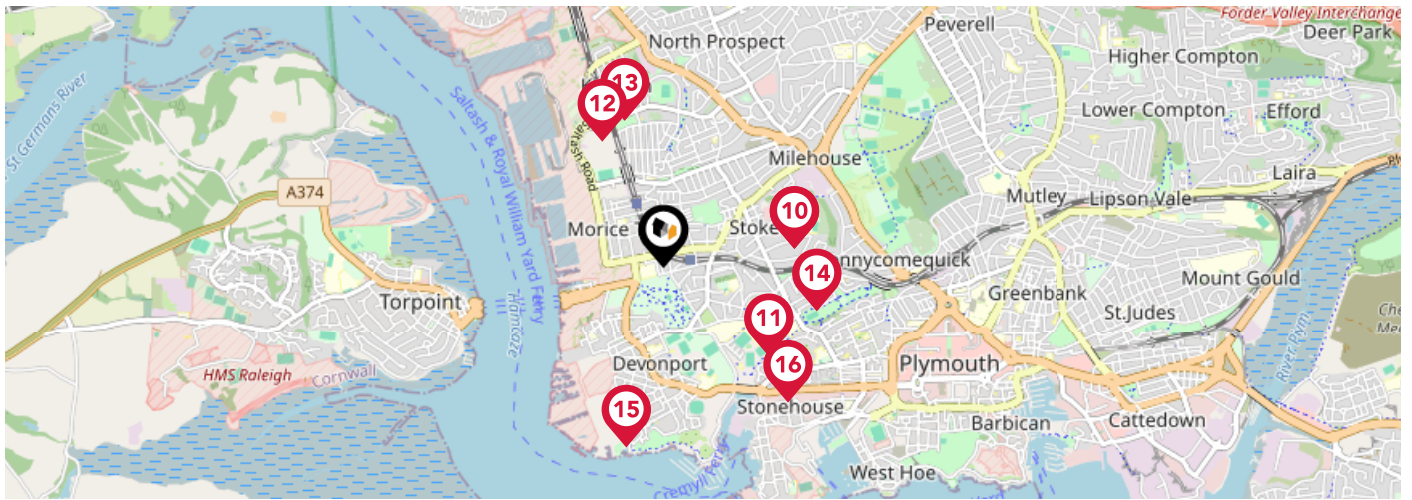
Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Floor Level:	Ground floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.22 W/m-Â°K
Walls Energy:	Very Good
Roof:	(other premises above)
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:	Average thermal transmittance 0.20 W/m-Â°K
Total Floor Area:	37 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	UTC Plymouth Ofsted Rating: Good Pupils: 551 Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Morice Town Primary Academy Ofsted Rating: Good Pupils: 185 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	College Road Primary School Ofsted Rating: Good Pupils: 204 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stoke Damerel Primary Academy Ofsted Rating: Good Pupils: 400 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ford Primary School Ofsted Rating: Requires improvement Pupils: 214 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Marlborough Primary Academy Ofsted Rating: Good Pupils: 111 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

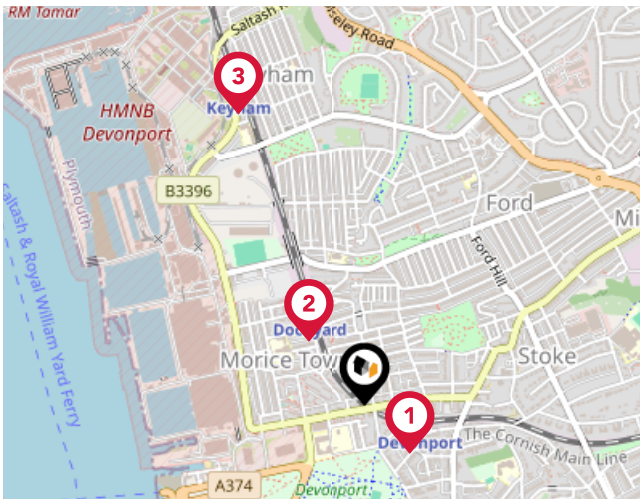
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 233 Distance:0.62</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Stoke Damerel Community College Ofsted Rating: Good Pupils: 1301 Distance:0.62</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.65</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Drake Primary Academy Ofsted Rating: Good Pupils: 173 Distance:0.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Keyham Barton Catholic Primary School Ofsted Rating: Good Pupils: 146 Distance:0.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Mount Wise Community Primary School Ofsted Rating: Good Pupils: 268 Distance:0.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

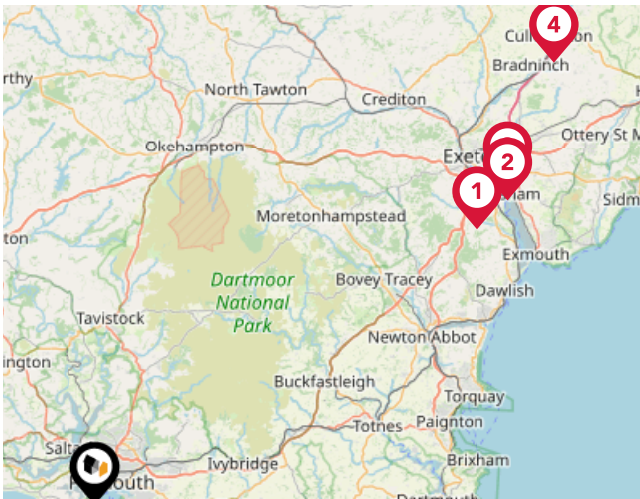
Area

Transport (National)



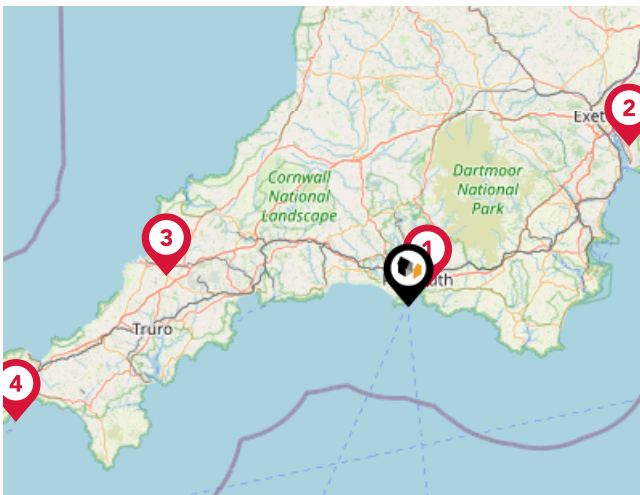
National Rail Stations

Pin	Name	Distance
1	Devonport Rail Station	0.15 miles
2	Dockyard (Plymouth) Rail Station	0.2 miles
3	Keyham Rail Station	0.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.6 miles
2	M5 J30	38.73 miles
3	M5 J29	39.48 miles
4	M5 J28	48.02 miles

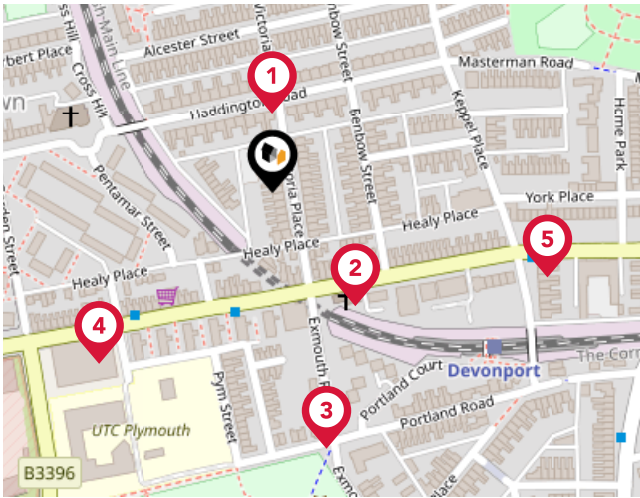


Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	4.04 miles
2	Exeter International Airport	41.16 miles
3	Newquay St Mawgan Airport	36.98 miles
4	Penzance Airport	61.98 miles

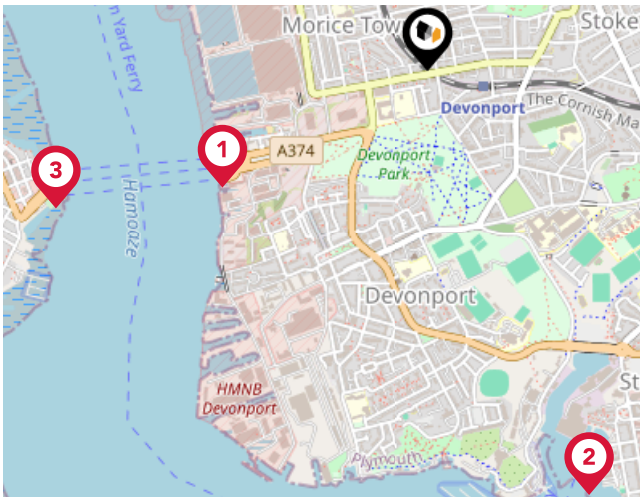
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Haddington Road	0.05 miles
2	Benbow Street	0.08 miles
3	Victoria Place	0.15 miles
4	Ross Street	0.14 miles
5	Keppel Place	0.17 miles



Ferry Terminals

Pin	Name	Distance
1	Devonport Ferry Terminal	0.56 miles
2	Plymouth Stonehouse Ferry Terminal	1.07 miles
3	Torpoint Ferry Terminal	0.94 miles

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