

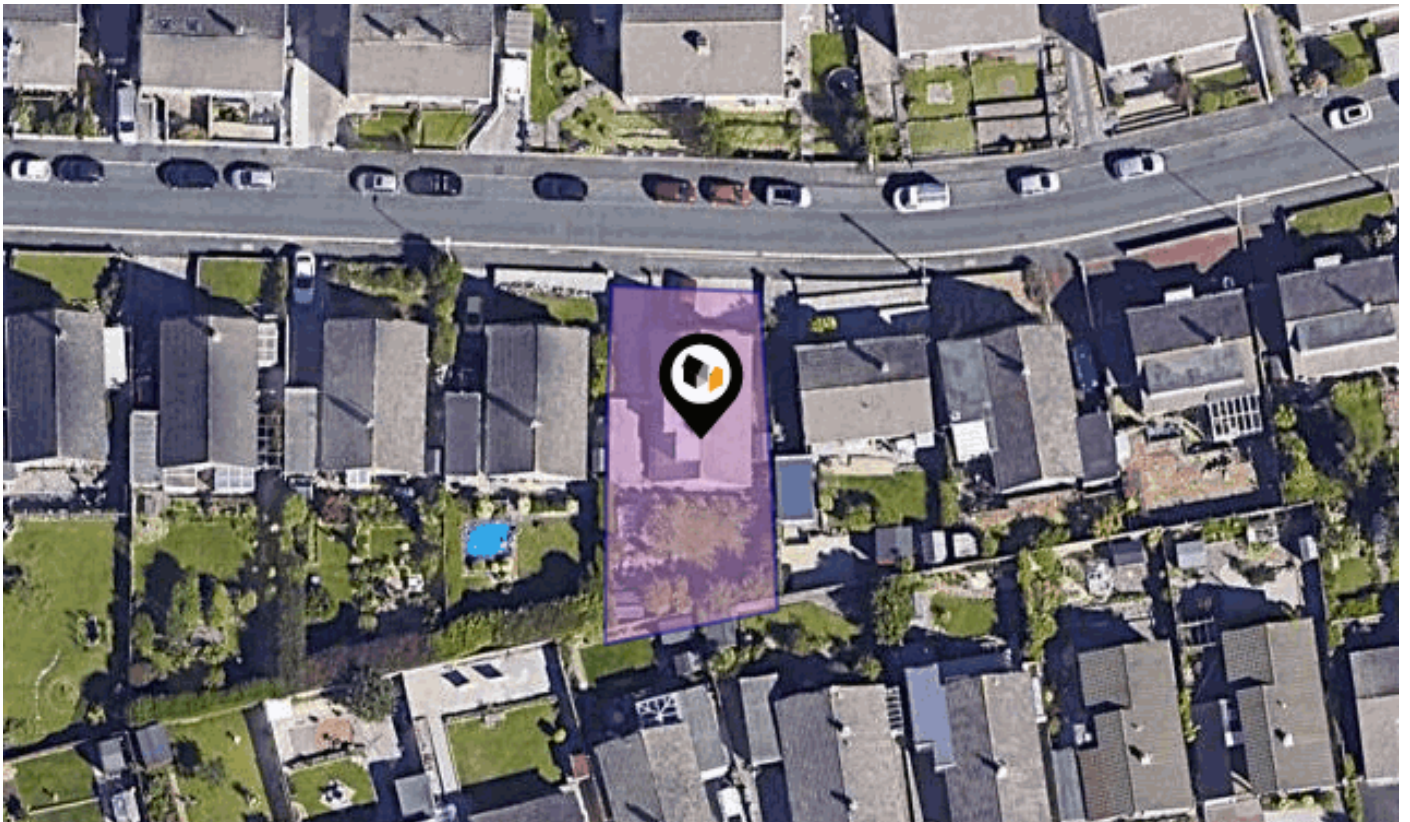


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 27th September 2024



75, SHORTWOOD CRESCENT, PLYMOUTH, PL9 8TL

6 Mannamead Road Plymouth Devon PL4 7AA

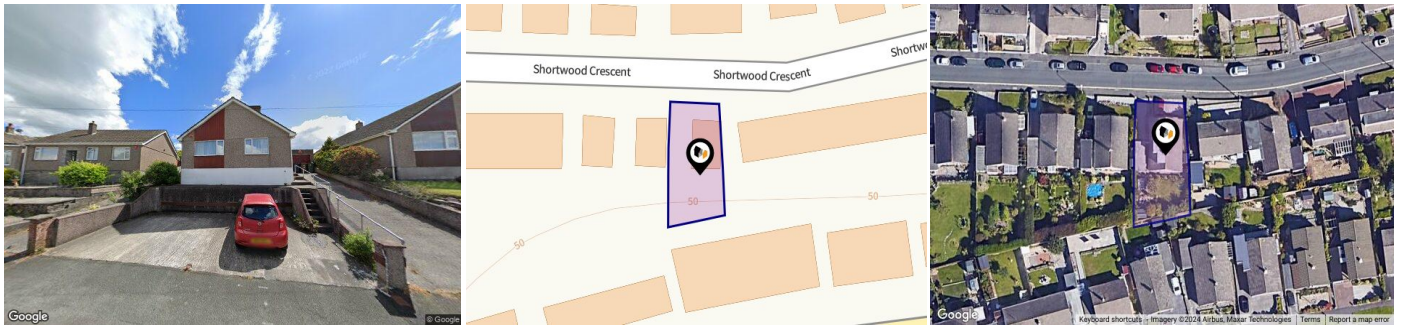
01752 256000

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Property Overview






Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,463 ft ² / 136 m ²		
Plot Area:	0.1 acres		
Council Tax :	Band E		
Annual Estimate:	£2,707		
Title Number:	DN4935		
UPRN:	100040485758		

Local Area

Local Authority:	Plymouth
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	50 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

75 Shortwood Crescent, PL9 8TL

Energy rating

D

Valid until 18.09.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

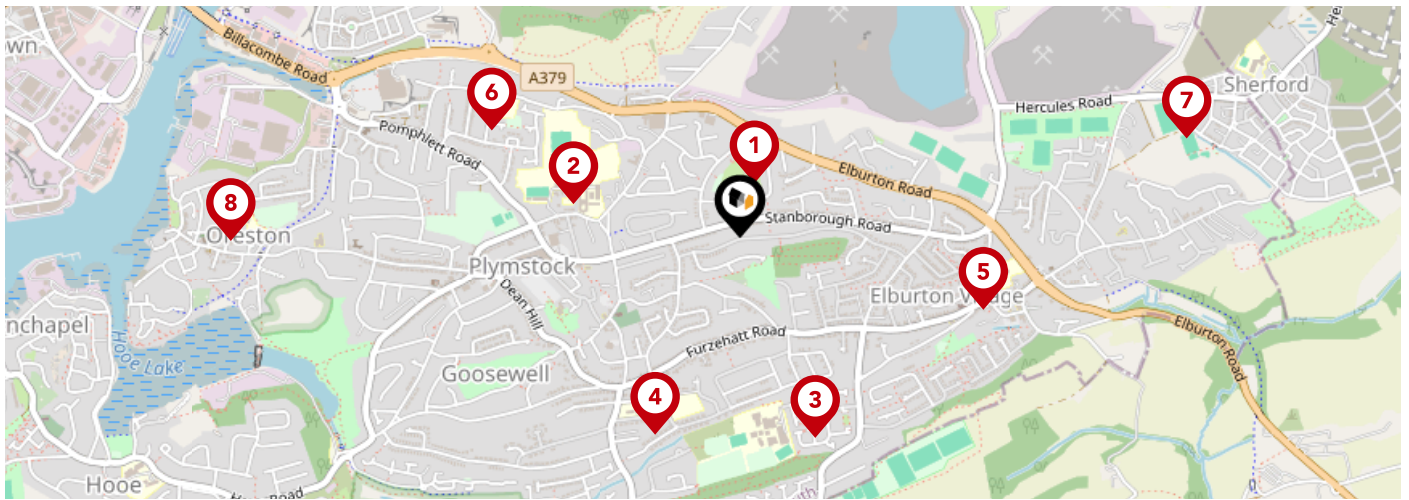
Property

EPC - Additional Data

Additional EPC Data

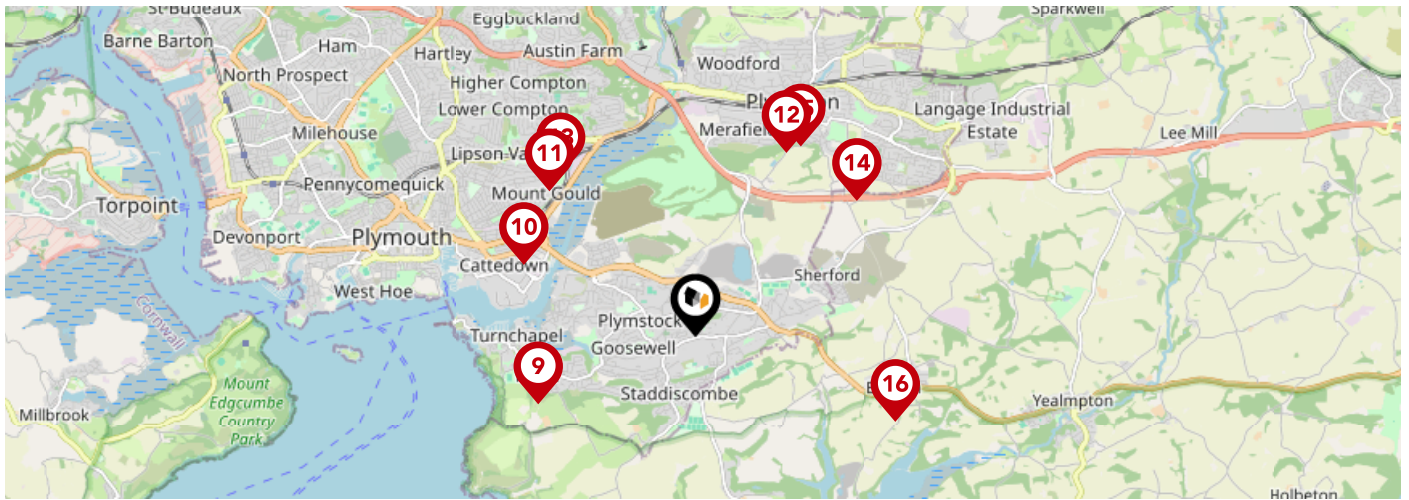
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	136 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

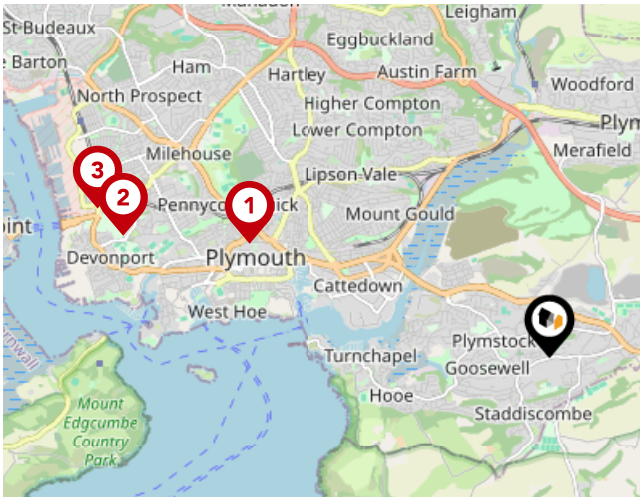
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Hooe Primary Academy Ofsted Rating: Good Pupils: 212 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance:1.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Plympton St Mary's CofE Infant School Ofsted Rating: Good Pupils: 100 Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Laira Green Primary School Ofsted Rating: Good Pupils: 230 Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Old Priory Junior Academy Ofsted Rating: Good Pupils: 192 Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

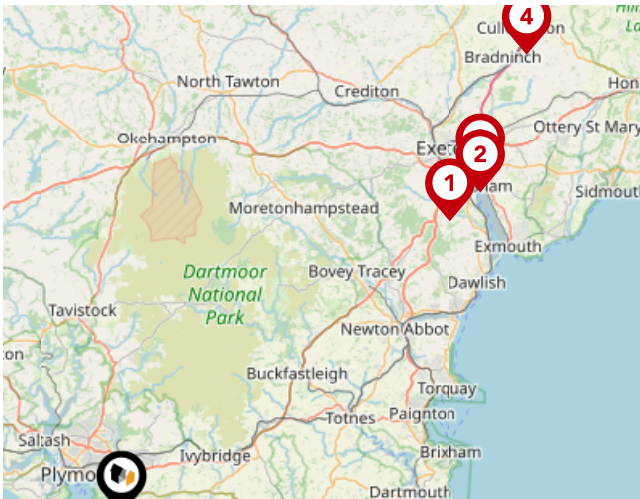
Area

Transport (National)



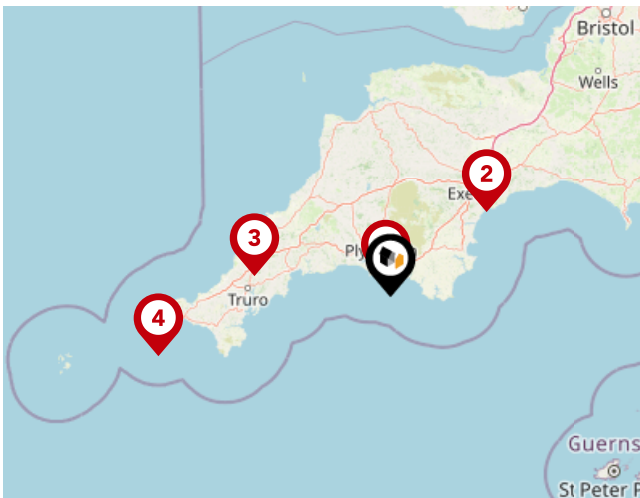
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.03 miles
2	Devonport Rail Station	4.18 miles
3	Dockyard (Plymouth) Rail Station	4.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.17 miles
2	M5 J30	36.33 miles
3	M5 J29	37.16 miles
4	M5 J28	46.08 miles

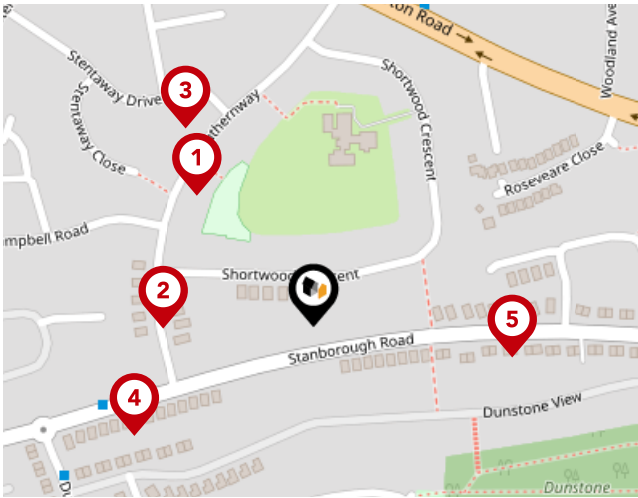


Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.39 miles
2	Exeter Airport	38.74 miles
3	St Mawgan	41.24 miles
4	Joppa	72.53 miles

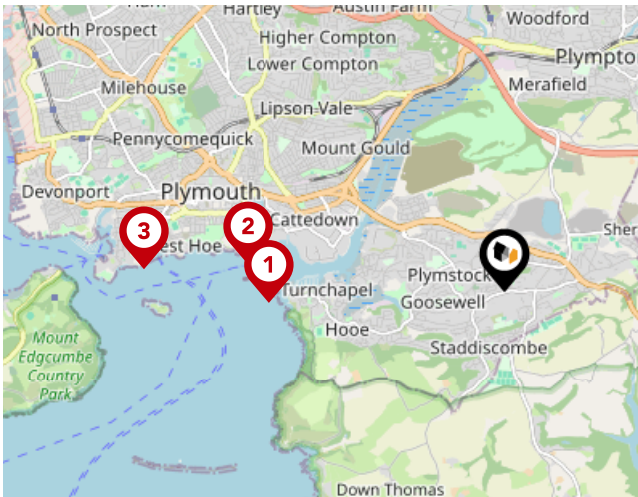
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Campbell Road	0.1 miles
2	Shortwood Crescent	0.09 miles
3	Broadland Gardens	0.14 miles
4	Southernway	0.12 miles
5	Moorcroft Close	0.12 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	2.23 miles
2	Plymouth (Barbican) Landing Stage	2.43 miles
3	Plymouth Ferry Terminal	3.42 miles

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