

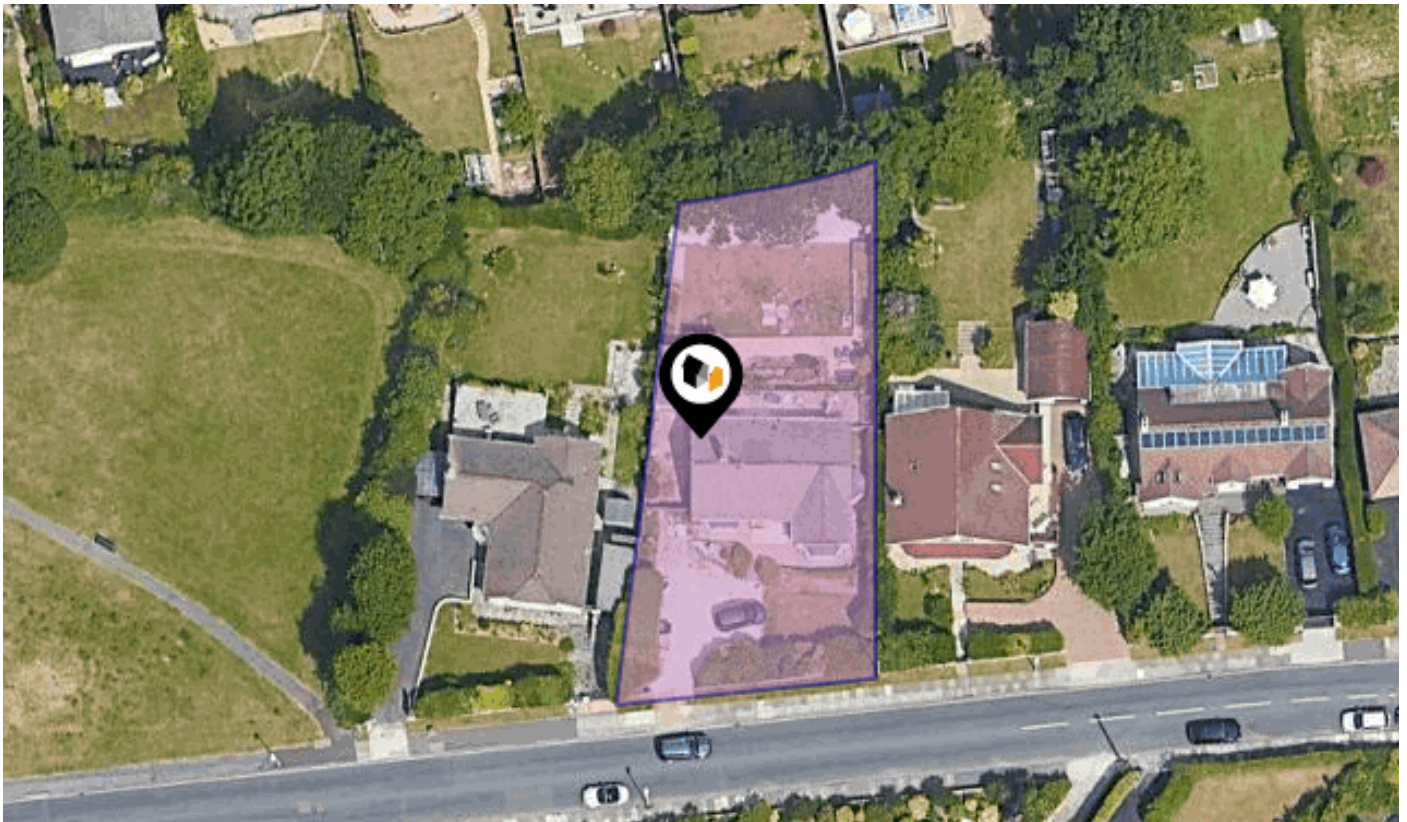


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 24<sup>th</sup> July 2024



**34, POWISLAND DRIVE, DERRIFORD, PLYMOUTH, PL6 6AB**

## Lang Town & Country

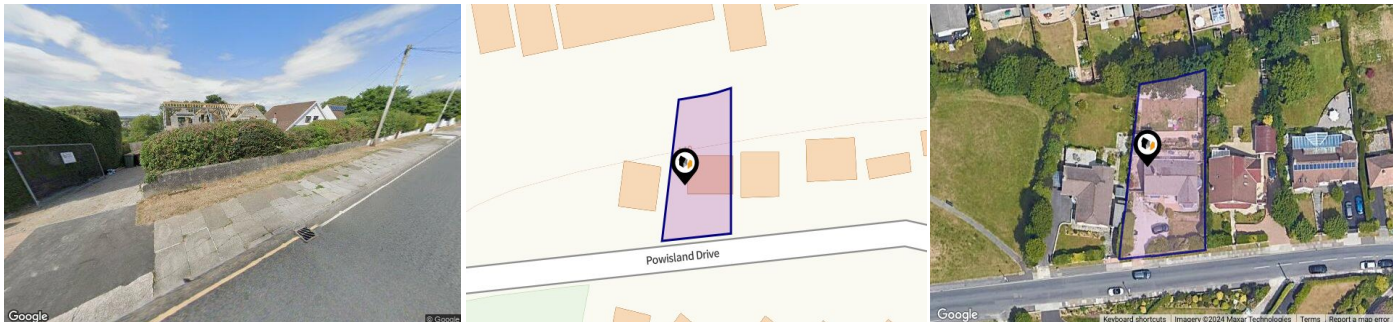
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Abi@langtownandcountry.com

www.langtownandcountry.com








## Property

<b>Type:</b>	Detached	<b>Last Sold Date:</b>	07/08/2015
<b>Bedrooms:</b>	4	<b>Last Sold Price:</b>	£300,000
<b>Floor Area:</b>	2,734 ft <sup>2</sup> / 254 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£244
<b>Plot Area:</b>	0.21 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,707		
<b>Title Number:</b>	DN662703		
<b>UPRN:</b>	100040477109		

## Local Area

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

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

<b>6</b> mb/s	<b>37</b> mb/s	<b>1000</b> mb/s
		

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address

Planning records for: **34, Powisland Drive, Derriford, Plymouth, PL6 6AB**

Reference - 21/00264/FUL	
<b>Decision:</b>	Decided
<b>Date:</b>	12th February 2021
<b>Description:</b>	Front and rear extensions, raising of roof height to create new first floor level with rear dormers, rear terrace/balcony area, demolition of existing garage and creation of new single garage, window changes, extension of existing driveway and minor garden and patio alterations.
Reference - 22/01287/AMD	
<b>Decision:</b>	Awaiting decision
<b>Date:</b>	26th July 2022
<b>Description:</b>	Non-material Amendment: Rear extension - Omission of face brickwork from dpc to parapet level and replaced with white painted render, First floor external wall and main central dormer - Omission of white painted render and replaced with metal/zinc cladding of application 21/00264/FUL

# Property EPC - Certificate



34 Powisland Drive, Derriford, PL6 6AB

Energy rating

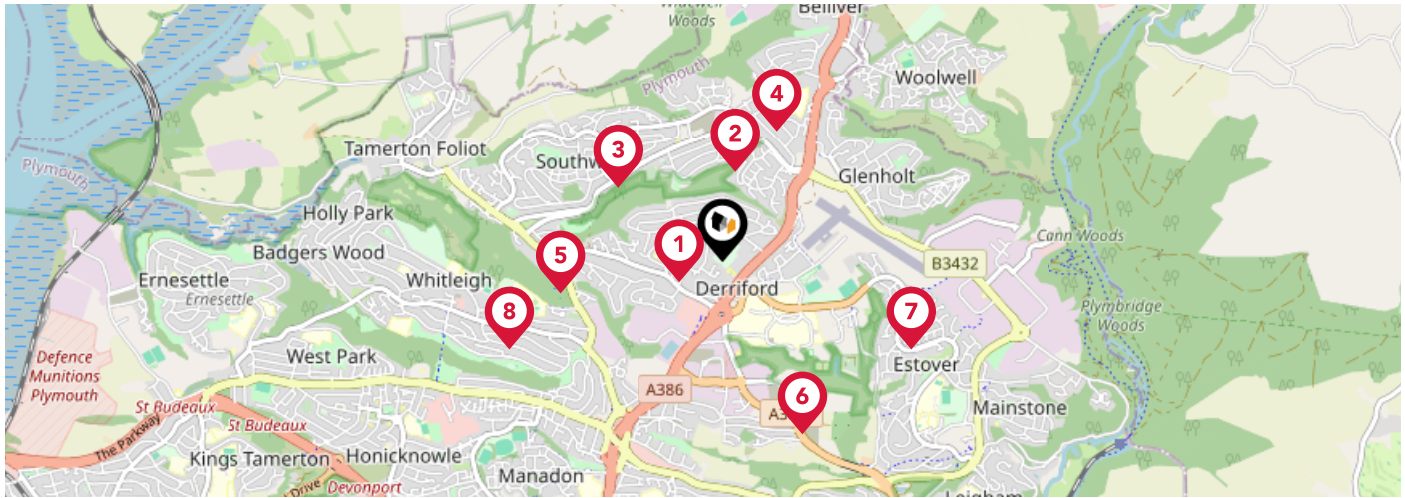
**C**

Valid until 14.04.2034

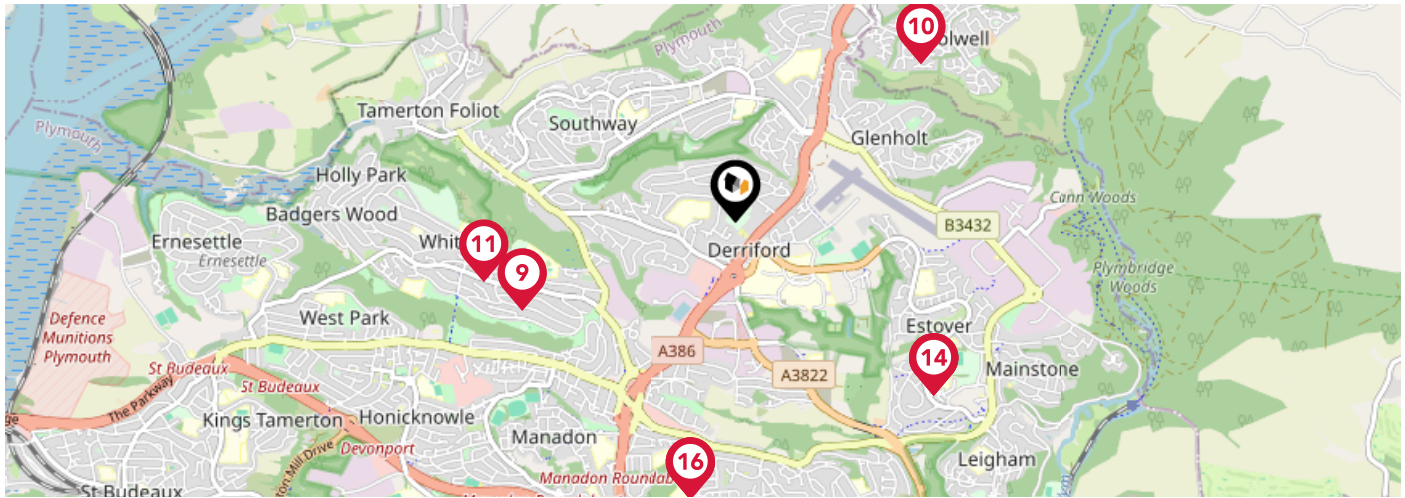
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	76   c	80   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		









## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, with internal insulation
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated at rafters
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<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>	Solid, insulated
<b>Total Floor Area:</b>	254 m <sup>2</sup>

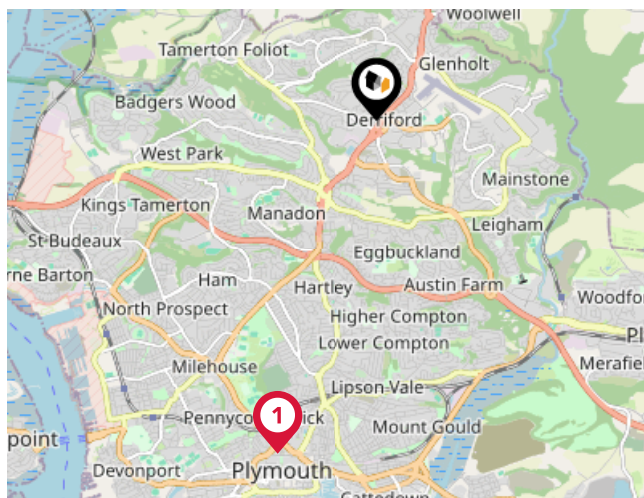


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Notre Dame RC School</b> Ofsted Rating: Good   Pupils: 728   Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Oakwood Primary Academy</b> Ofsted Rating: Good   Pupils: 320   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Beechwood Primary Academy</b> Ofsted Rating: Good   Pupils: 410   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Widewell Primary Academy</b> Ofsted Rating: Good   Pupils: 230   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Woodlands School</b> Ofsted Rating: Good   Pupils: 85   Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Matthew's Church of England Primary and Nursery Academy</b> Ofsted Rating: Good   Pupils: 430   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Thornbury Primary School</b> Ofsted Rating: Good   Pupils: 285   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Whitleigh Community Primary School</b> Ofsted Rating: Good   Pupils: 411   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



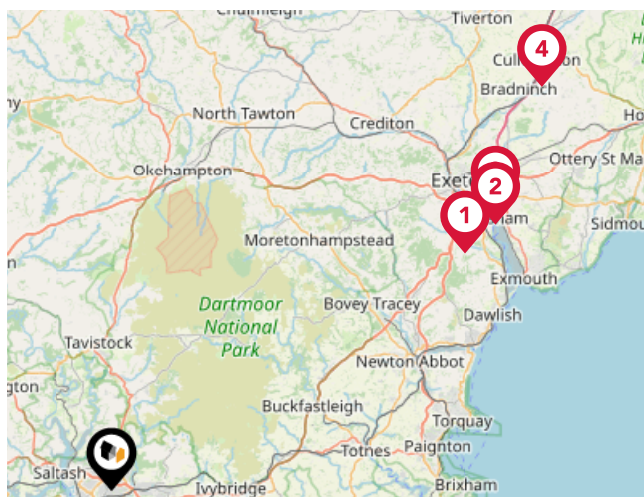
		Nursery	Primary	Secondary	College	Private
	<b>Sir John Hunt Community Sports College</b> Ofsted Rating: Requires Improvement   Pupils: 771   Distance: 1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bickleigh Down Church of England Primary School</b> Ofsted Rating: Good   Pupils: 413   Distance: 1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Woodfield Primary School</b> Ofsted Rating: Good   Pupils: 253   Distance: 1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Plym Bridge Nursery and Day Care</b> Ofsted Rating: Good   Pupils: 55   Distance: 1.25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tor Bridge High</b> Ofsted Rating: Good   Pupils: 1251   Distance: 1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cann Bridge School</b> Ofsted Rating: Good   Pupils: 91   Distance: 1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Courtlands School</b> Ofsted Rating: Good   Pupils: 97   Distance: 1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Widey Court Primary School</b> Ofsted Rating: Good   Pupils: 595   Distance: 1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



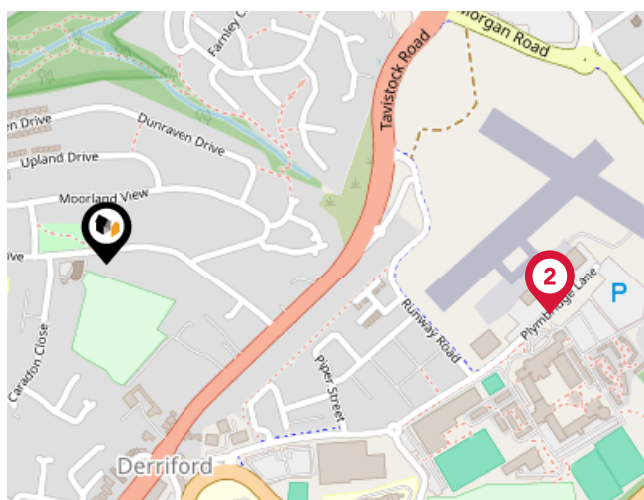
## National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.28 miles
2	Bere Ferrers Rail Station	3.26 miles
3	Bere Ferrers Rail Station	3.26 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	32.04 miles
2	M5 J30	35.16 miles
3	M5 J29	35.88 miles
4	M5 J28	44.33 miles

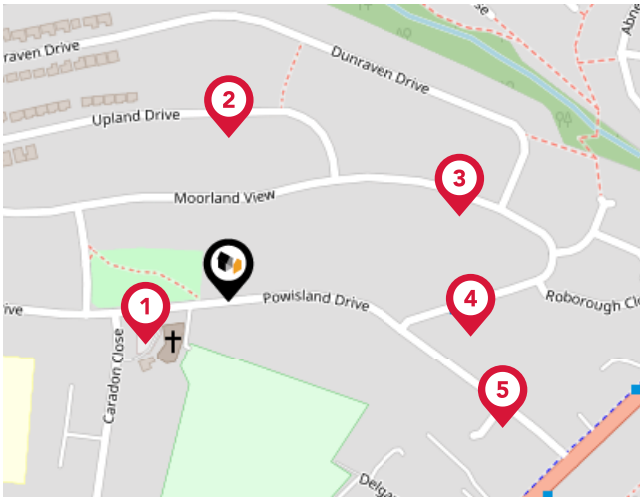


## Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	0.53 miles
2	Plymouth City Airport	0.53 miles
3	Exeter International Airport	37.59 miles
4	Exeter International Airport	37.59 miles

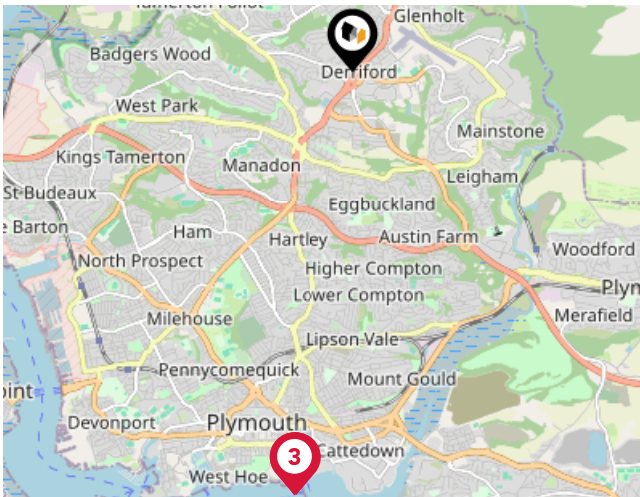


# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Derriford Church	0.06 miles
2	Upland Drive East	0.1 miles
3	Moorland View	0.14 miles
4	Roborough Avenue	0.14 miles
5	Powisland Drive	0.18 miles



## Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	4.02 miles
2	Plymouth (Barbican) Landing Stage	4.02 miles
3	Plymouth (Barbican) Landing Stage	4.02 miles

# Lang Town & Country

## Data Quality

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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



### Lang Town & Country

6 The Broadway Plymstock Plymouth PL9  
7AU  
01752 456000  
Abi@langtownandcountry.com  
www.langtownandcountry.com

