

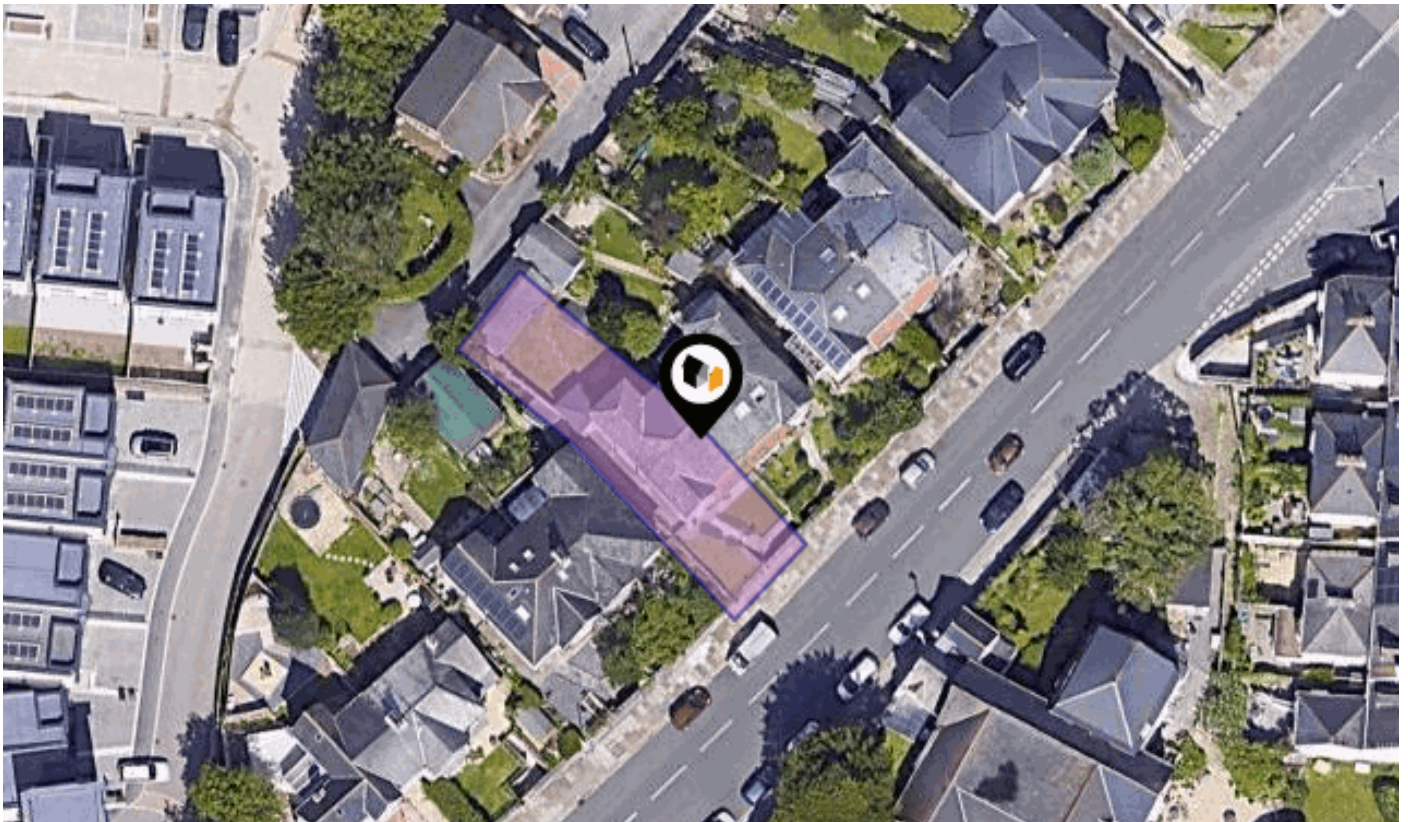


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



**25, EGGBUCKLAND ROAD, PLYMOUTH, PL3 5HF**

## Lang Town & Country

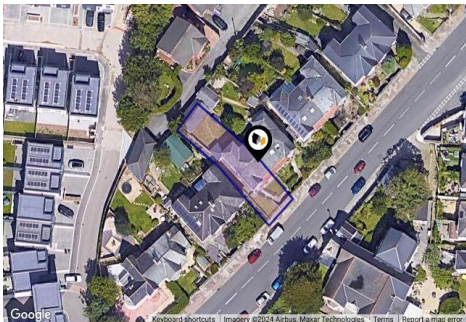
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Abi@langtownandcountry.com

www.langtownandcountry.com





## Property




<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	4
<b>Floor Area:</b>	1,593 ft <sup>2</sup> / 148 m <sup>2</sup>
<b>Plot Area:</b>	0.07 acres
<b>Year Built :</b>	1900-1929
<b>Council Tax :</b>	Band E
<b>Annual Estimate:</b>	£2,707
<b>Title Number:</b>	DN456899
<b>UPRN:</b>	100040435789

<b>Last Sold Date:</b>	25/05/2007
<b>Last Sold Price:</b>	£325,000
<b>Last Sold £/ft<sup>2</sup>:</b>	£215
<b>Tenure:</b>	Freehold

## 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>70</b> mb/s	<b>1000</b> mb/s
		

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



### Satellite/Fibre TV Availability:



25 Eggbuckland Road, PL3 5HF

Energy rating

**D**

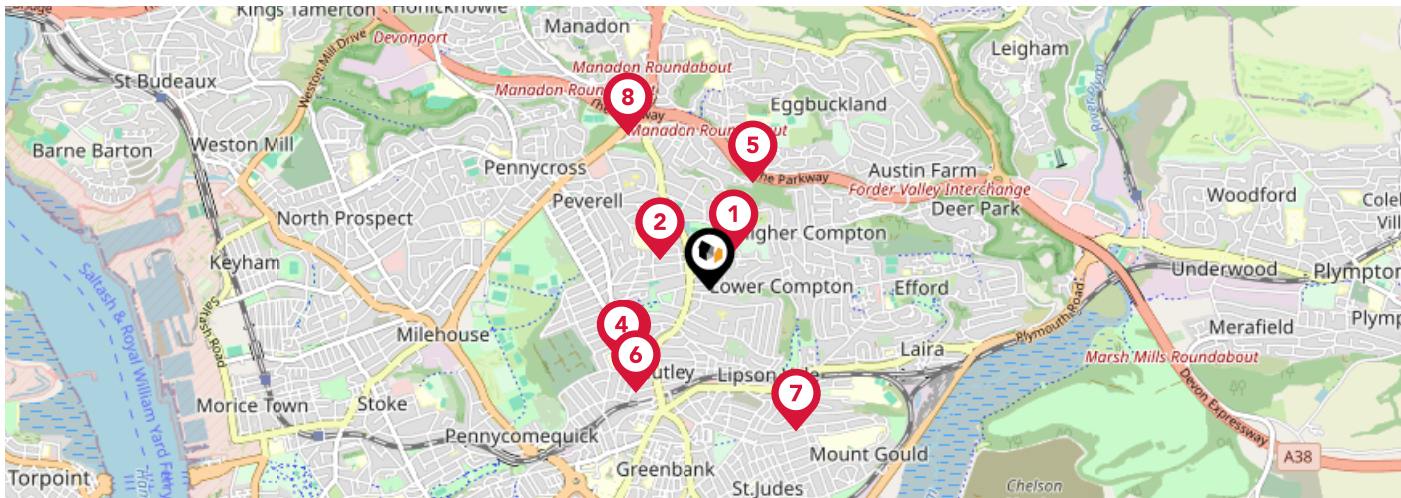
Valid until 05.03.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	65   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

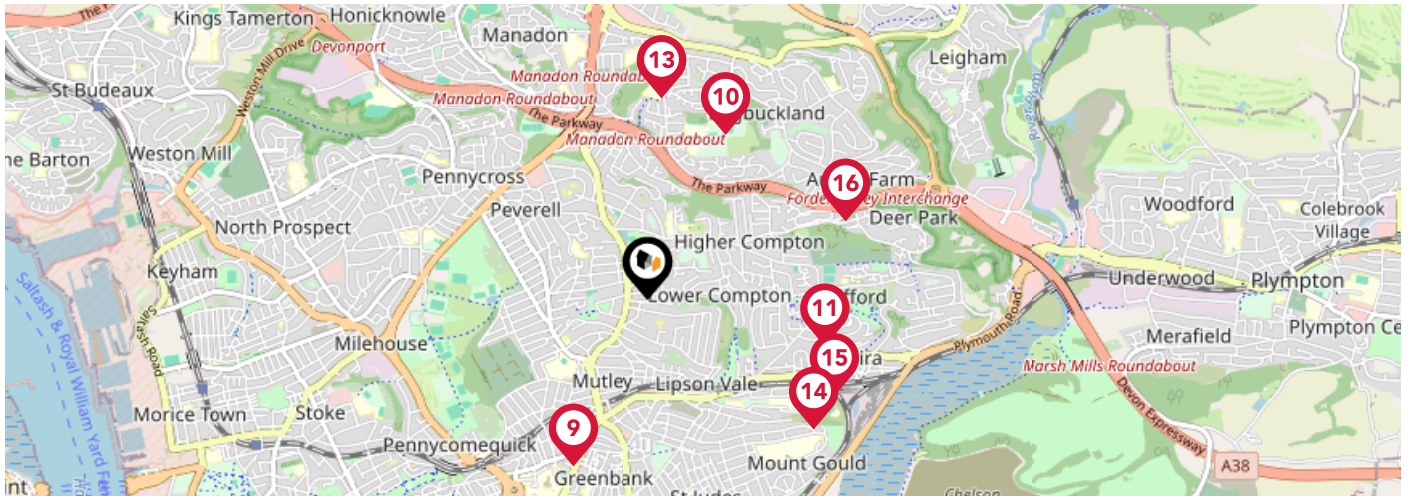
## Additional EPC Data









<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-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>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<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>	148 m <sup>2</sup>

# Area Schools

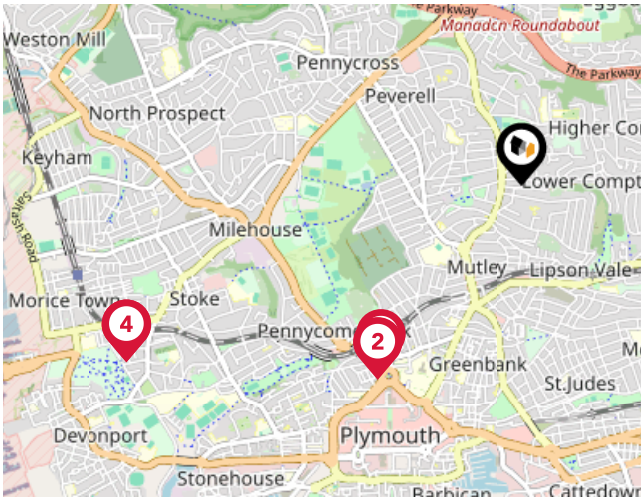


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Compton CofE Primary School</b> Ofsted Rating: Good   Pupils: 441   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>King's School</b> Ofsted Rating: Not Rated   Pupils: 259   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hyde Park Infants' School</b> Ofsted Rating: Inadequate   Pupils: 265   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Hyde Park Junior School</b> Ofsted Rating: Requires Improvement   Pupils: 357   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Eggbuckland Community College</b> Ofsted Rating: Requires Improvement   Pupils: 988   Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Plymouth College</b> Ofsted Rating: Not Rated   Pupils: 640   Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Lipson Vale Primary School</b> Ofsted Rating: Good   Pupils: 396   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Manadon Vale Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



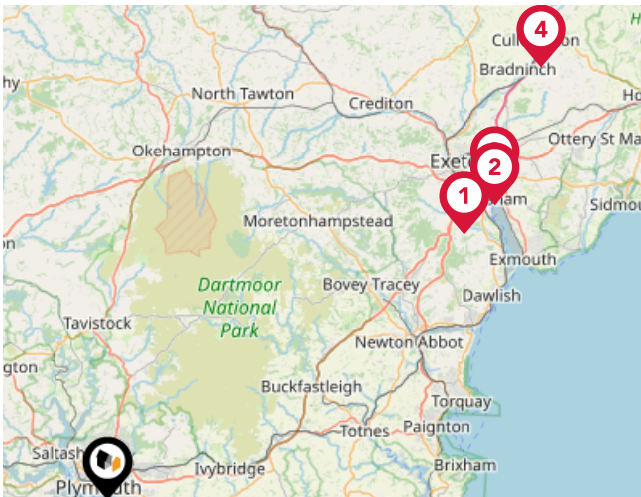
		Nursery	Primary	Secondary	College	Private
	<b>Plymouth High School for Girls</b> Ofsted Rating: Good   Pupils:0   Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Egguckland Vale Primary School</b> Ofsted Rating: Good   Pupils: 413   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>High View School</b> Ofsted Rating: Outstanding   Pupils: 348   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Courtlands School</b> Ofsted Rating: Good   Pupils: 97   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Widely Court Primary School</b> Ofsted Rating: Good   Pupils: 595   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lipson Co-operative Academy</b> Ofsted Rating: Good   Pupils: 1008   Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Laira Green Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 271   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Austin Farm Academy</b> Ofsted Rating: Inadequate   Pupils: 172   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



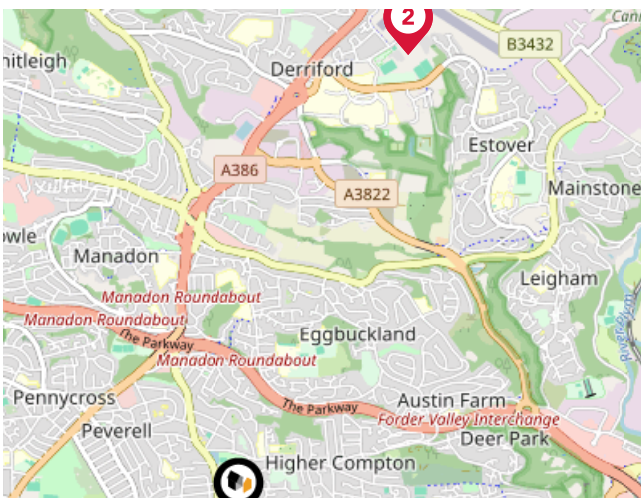
## National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1.1 miles
2	Plymouth Rail Station	1.14 miles
3	Devonport Rail Station	2.05 miles
4	Devonport Rail Station	2.05 miles



## Trunk Roads/Motorways

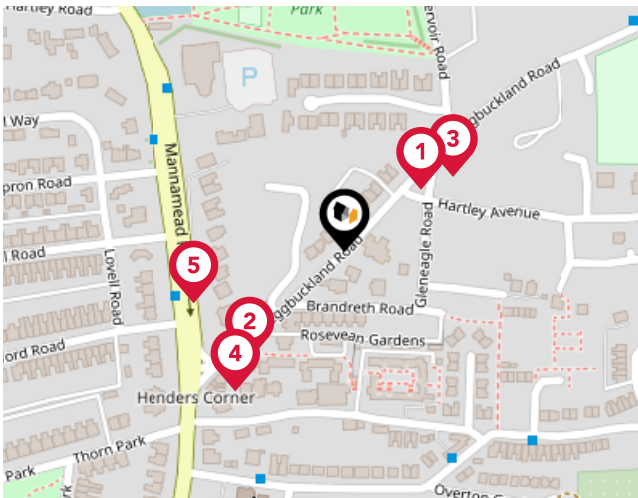
Pin	Name	Distance
1	M5 J31	33.58 miles
2	M5 J30	36.72 miles
3	M5 J29	37.48 miles
4	M5 J28	46.11 miles



## Airports/Helipads

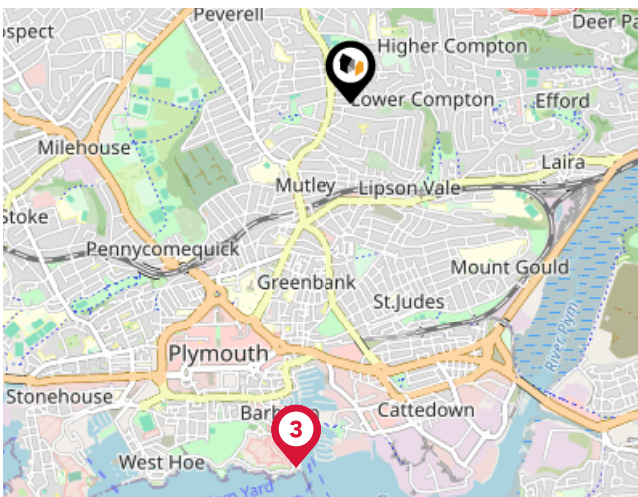
Pin	Name	Distance
1	Plymouth City Airport	2.35 miles
2	Plymouth City Airport	2.35 miles
3	Newquay St Mawgan Airport	38.85 miles
4	Newquay St Mawgan Airport	38.85 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Pearn Convalescent Home	0.06 miles
2	Henders Corner Shops	0.09 miles
3	Pearn Home	0.08 miles
4	Rosevean Court	0.11 miles
5	Henders Corner	0.09 miles



## Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	1.74 miles
2	Plymouth (Barbican) Landing Stage	1.74 miles
3	Plymouth (Barbican) Landing Stage	1.74 miles



# Lang Town & Country

## Data Quality

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