

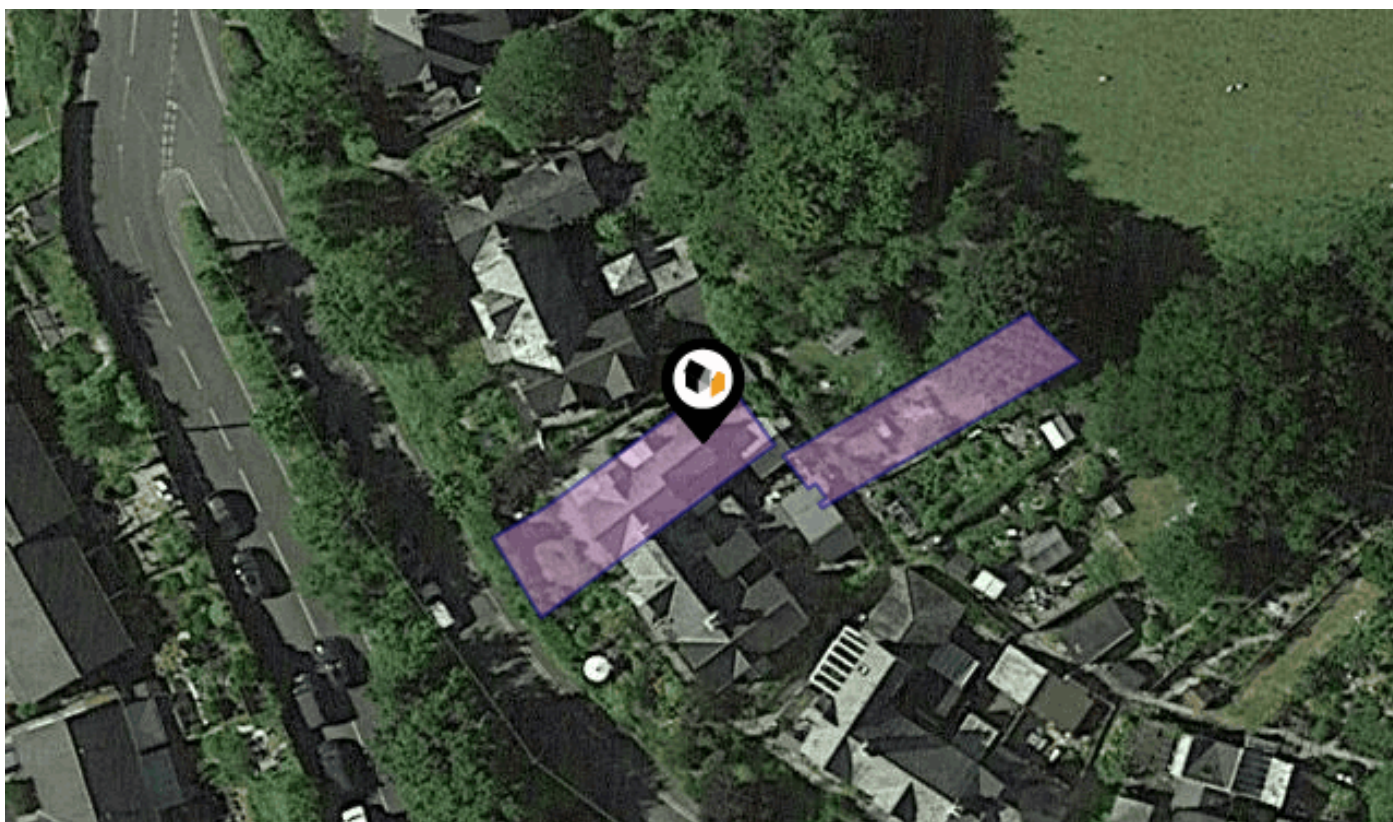


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 17th January 2024



TRELAWNY ROAD, TAVISTOCK, PL19

David Turnbull powered by eXp

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Introduction

Our Comments

Dear Home Hunter

Here is the property report for the property. If you have any further queries or would like to arrange a viewing please contact me on 07368 843291 or david.turnbull@exp.uk.com

Best wishes

David Turnbull



Property

Type:	Terraced	Last Sold £/ft²:	£310
Bedrooms:	3	Tenure:	Freehold
Floor Area:	861 ft² / 80 m²		
Plot Area:	0.08 acres		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,735		
Title Number:	DN564621		
UPRN:	100041155154		

Local Area

Local Authority:	Devon
Conservation Area:	Tavistock, West Devon
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	60 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







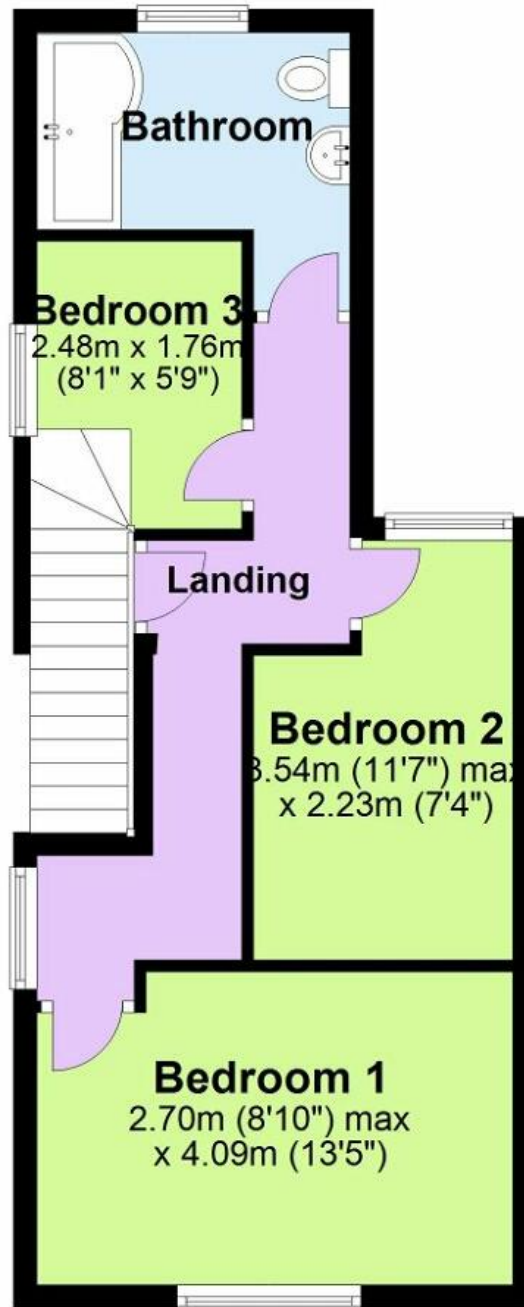




TRELAWNY ROAD, TAVISTOCK, PL19

First Floor

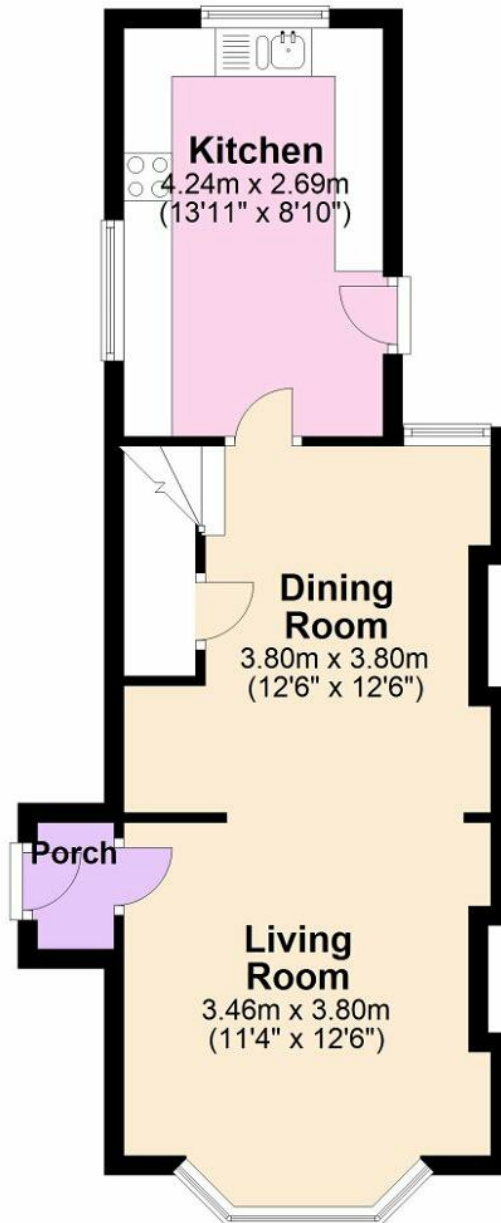
Approx. 35.6 sq. metres (383.2 sq. feet)



TRELAWNY ROAD, TAVISTOCK, PL19

Ground Floor

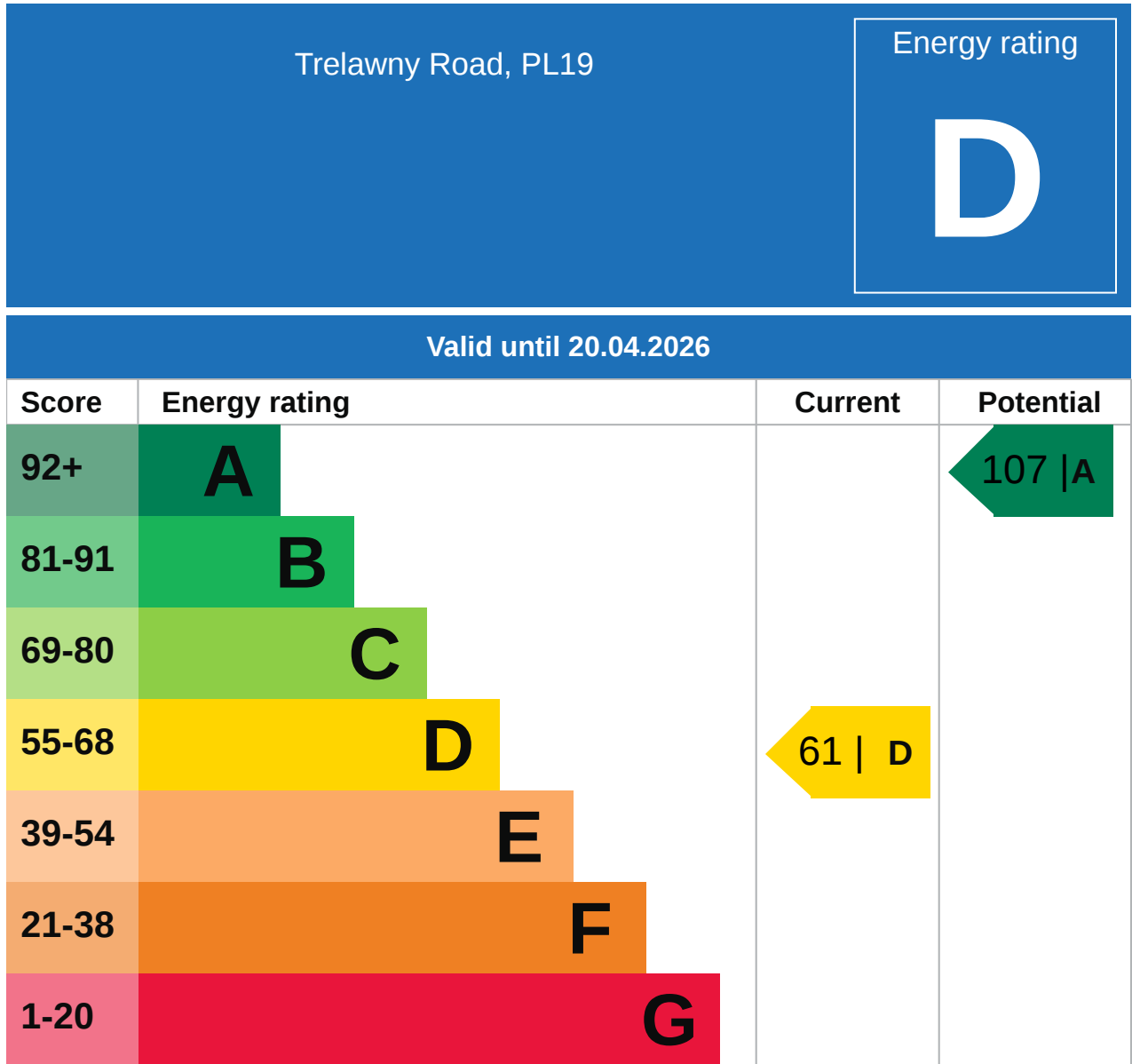
Approx. 40.5 sq. metres (435.9 sq. feet)



Total area: approx. 76.1 sq. metres (819.0 sq. feet)

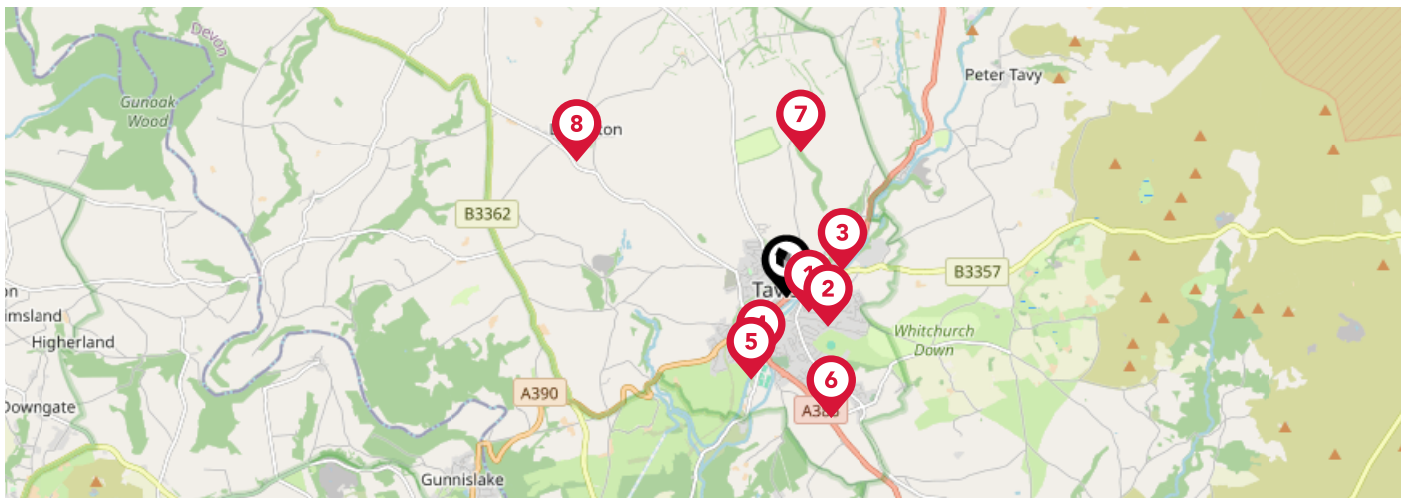
Trelawny Road, Tavistock

Property EPC - Certificate

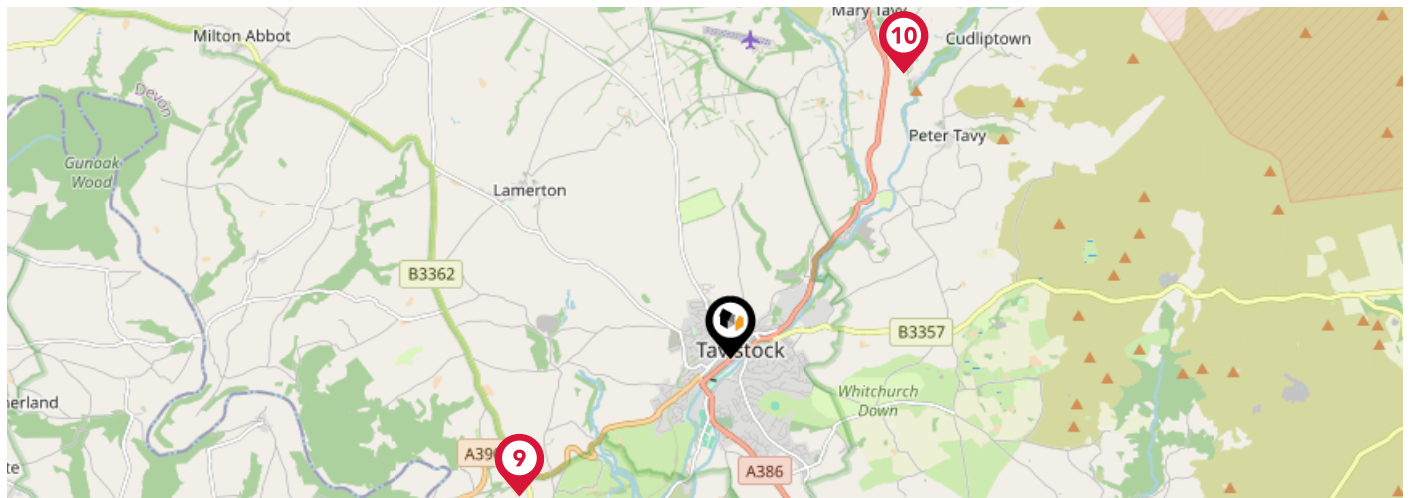










Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
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 installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very 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 31% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	80 m ²

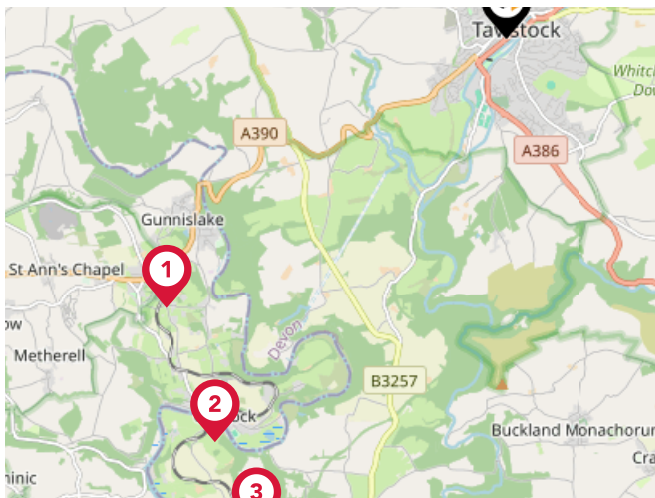


		Nursery	Primary	Secondary	College	Private
1	St Rumon's Church of England (VC) Infants School Ofsted Rating: Outstanding Pupils: 89 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Peter's Church of England (VA) Junior School Ofsted Rating: Good Pupils: 140 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Mount Kelly Ofsted Rating: Not Rated Pupils: 583 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Tavistock Primary & Nursery School Ofsted Rating: Good Pupils: 371 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Tavistock College Ofsted Rating: Inadequate Pupils: 1356 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Whitchurch Community Primary School Ofsted Rating: Good Pupils: 218 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Tor View School Ofsted Rating: Good Pupils: 4 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lamerton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 35 Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



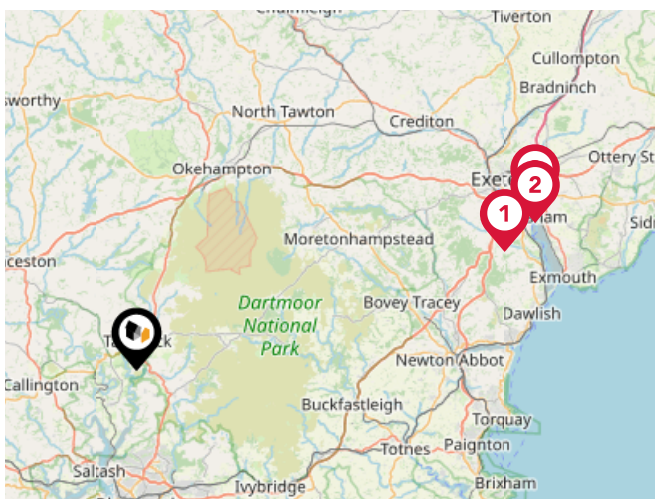
		Nursery	Primary	Secondary	College	Private
	Gulworthy Primary School Ofsted Rating: Outstanding Pupils: 75 Distance:2.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mary Tavy and Brentor Community Primary School Ofsted Rating: Outstanding Pupils: 72 Distance:3.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gunnislake Primary Academy Ofsted Rating: Good Pupils: 24 Distance:3.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Horrabridge Primary & Nursery School Ofsted Rating: Outstanding Pupils: 213 Distance:3.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Church of England Primary School Ofsted Rating: Good Pupils: 203 Distance:4.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Delaware Primary Academy Ofsted Rating: Good Pupils: 180 Distance:4.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lady Modiford's Church of England Primary School Ofsted Rating: Good Pupils: 59 Distance:4.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Calstock Community Primary School Ofsted Rating: Good Pupils: 79 Distance:4.63	<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	Gunnislake Rail Station	4.07 miles
2	Calstock Rail Station	4.68 miles
3	Bere Alston Rail Station	5.2 miles



Trunk Roads/Motorways

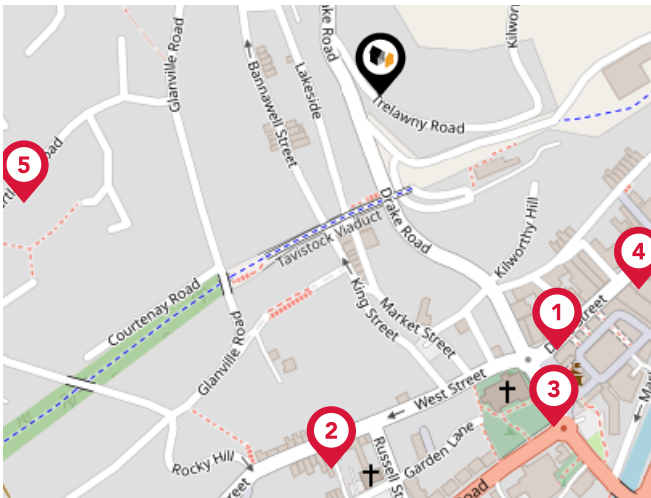
Pin	Name	Distance
1	M5 J31	29.08 miles
2	M5 J30	31.94 miles
3	M5 J29	32.41 miles



Airports/Helipads

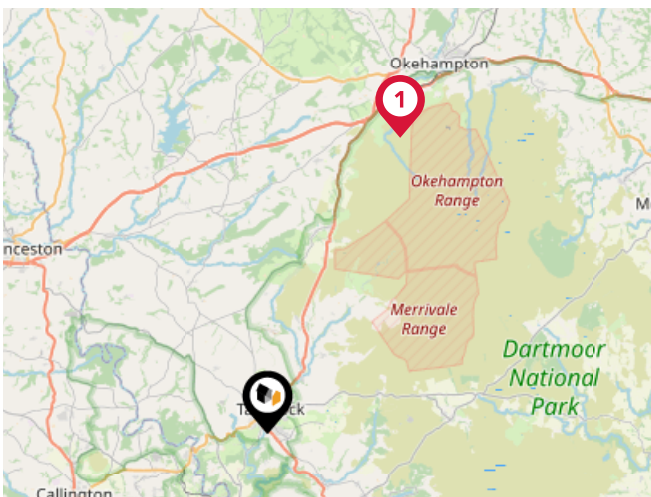
Pin	Name	Distance
1	Plymouth City Airport	9.15 miles
2	Exeter International Airport	34.33 miles
3	Newquay St Mawgan Airport	38.47 miles
4	Penzance Airport	67.26 miles

Area Transport (Local)



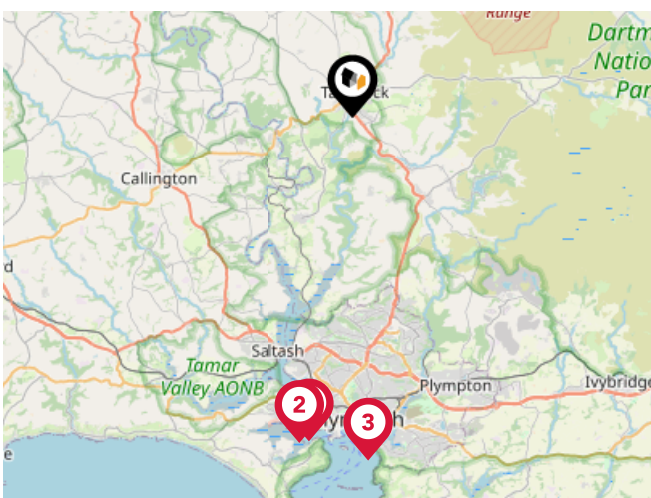
Bus Stops/Stations

Pin	Name	Distance
1	Lawsons	0.18 miles
2	Russell Street	0.22 miles
3	Bedford Square	0.22 miles
4	Brook Street	0.19 miles
5	Courtlands Road	0.22 miles



Local Connections

Pin	Name	Distance
1	Meldon Quarry Station (Dartmoor Railway)	12.22 miles

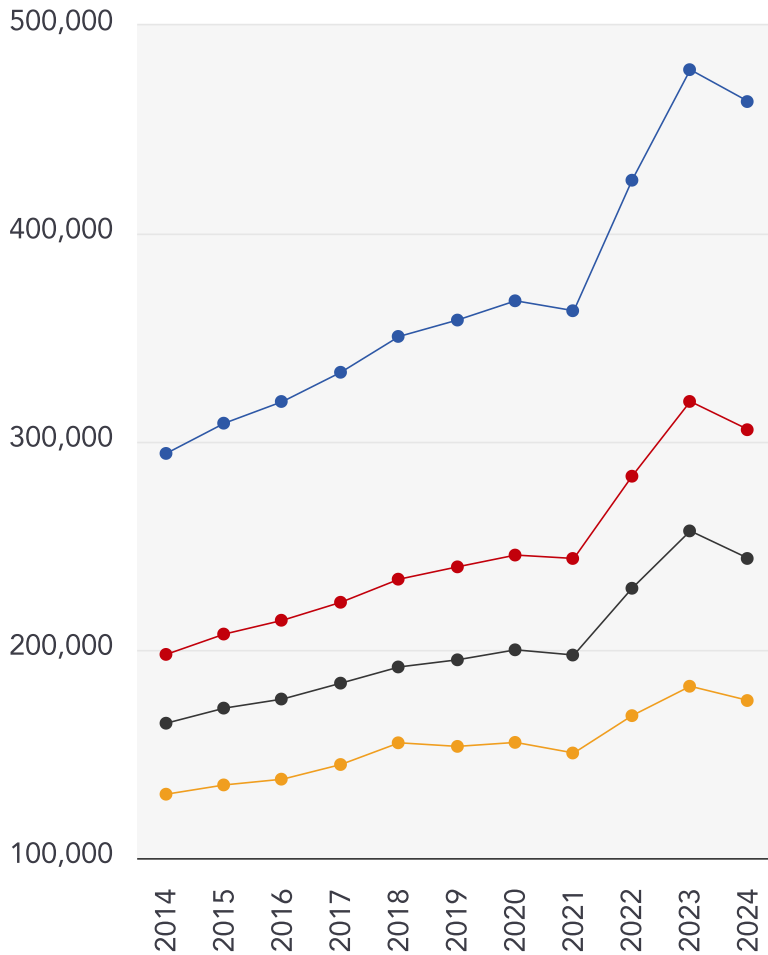


Ferry Terminals

Pin	Name	Distance
1	Devonport Ferry Terminal	12.32 miles
2	Torpoint Ferry Terminal	12.43 miles
3	Plymouth (Barbican) Landing Stage	12.94 miles

Market House Price Statistics

10 Year History of Average House Prices by Property Type in PL19



Detached

+57.41%

Semi-Detached

+54.56%

Terraced

+48.03%

Flat

+34.43%

David Turnbull powered by eXp

About Us



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Competent Estate Agents Are Everywhere – Until You Instruct One. So, let's not talk about being #1; it's overrated and open to debate. Instead, let's talk about what vendors need most when choosing an estate agent – one they can implicitly trust. Because there's plenty of mistakes to be made when the time comes to sell your home and a confusing choice of estate agents. Here's my radical solution – it's called transparency. * Kindness* Empathy* Loyalty* Humour* Positivity. I'm David, as competent as the 'best' estate agent, but different when it absolutely matters. If we're a good fit then let's chat. Reach me on 07548 266737.

Testimonial 1



We cannot recommend Dave highly enough! Once we had decided that we were going to sell our house we asked Dave and another well known local agency to come over to value our property. There really was no comparison! We liked that he offered the personal touch - we would have Dave as our one and only contact and he would be available, even outside of normal office hours, to answer any questions or queries. He is approachable, proactive and very experienced.

Testimonial 2



Thanks to the work of David the sale of my house has been stress free and straight forward. He has been thoroughly professional, responsive, helpful, and a pleasure to deal with throughout. I achieved over asking price, his presentation of my house and online listing were superb. Would recommend David to anyone thinking of selling a property.

Testimonial 3



A friend of ours recommended David as she had a great experience, she wasn't wrong! David has been very knowledgeable on all aspects of selling our house and the advice he has given us. He is very friendly and easily approachable with any questions that we have had. The enthusiasm and passion David has shown throughout our process so far leaves us in no doubt that we are in safe hands. Highly recommended.

David Turnbull powered by eXp 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.



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