LANG TOWN & COUNTRY
SALES

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 10th November 2026



DOWN THOMAS, PLYMOUTH, PL9

Lang Town & Country

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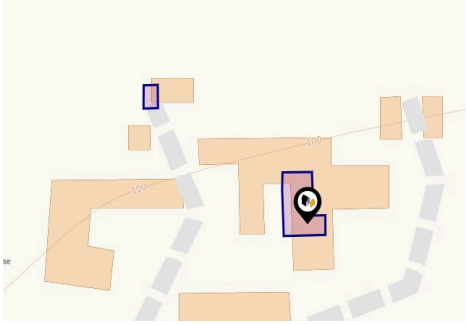
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The Property Ombudsman

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Property
Overview







Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	2,174 ft^2 / 202 m^2		
Plot Area:	0.04 acres		
Year Built :	1991-1995		
Council Tax :	Band D		
Annual Estimate:	£2,615		
Title Number:	DN330507		

Local Area

Local Authority: Devon
Conservation Area: No
Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15	34	-
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT ✓ | sky ✓ | Virgin media ✗

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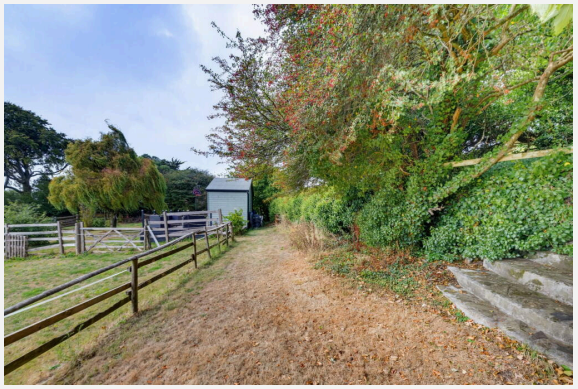
Gallery
Photos

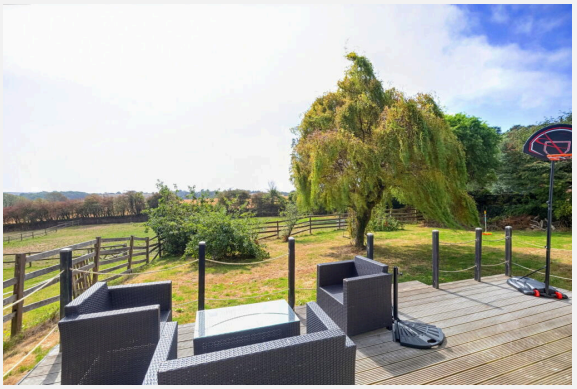
















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Gallery
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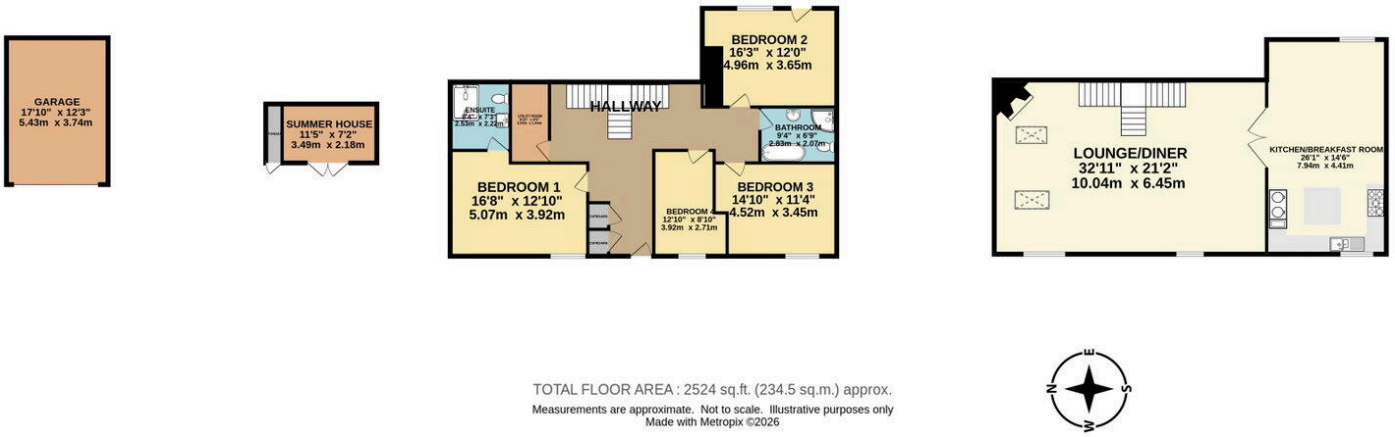




Gallery
Floorplan

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SALES

DOWN THOMAS, PLYMOUTH, PL9



TOTAL FLOOR AREA : 2524 sq.ft. (234.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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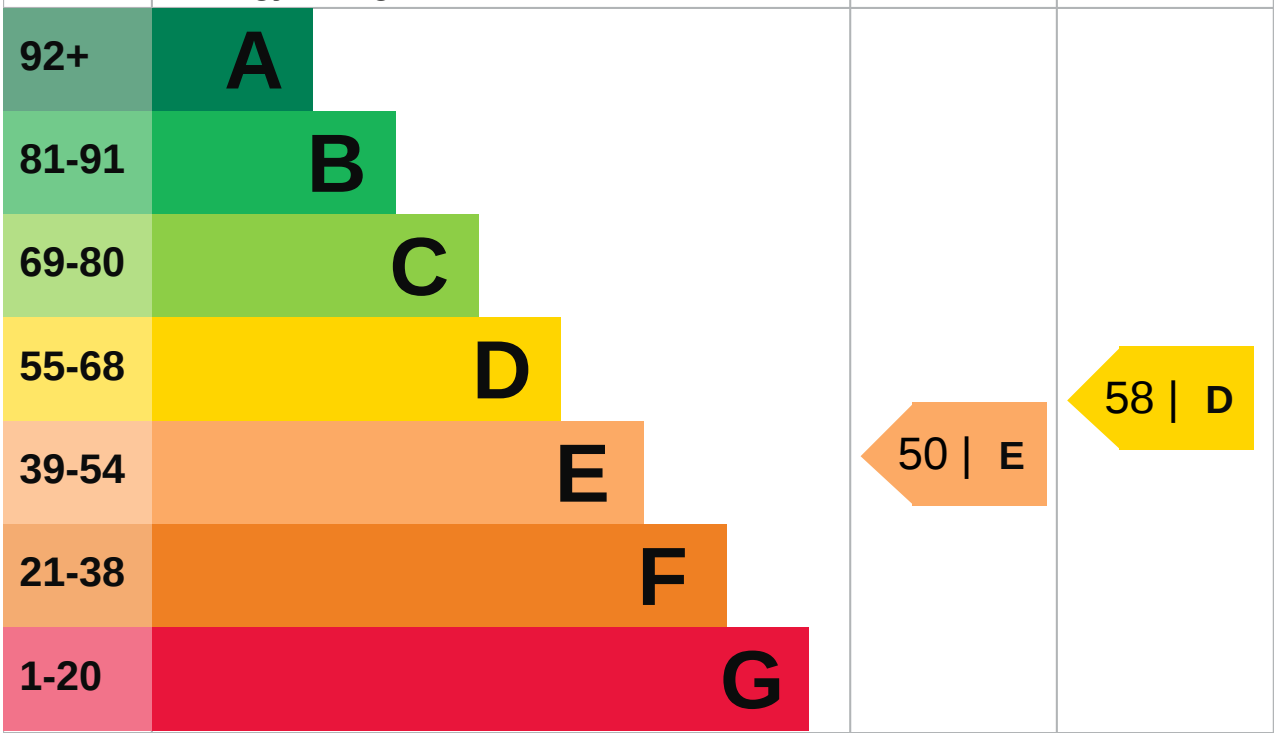
Property
EPC - Certificate

Down Thomas, PL9

Energy rating

E

Valid until 13.12.2028



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Property

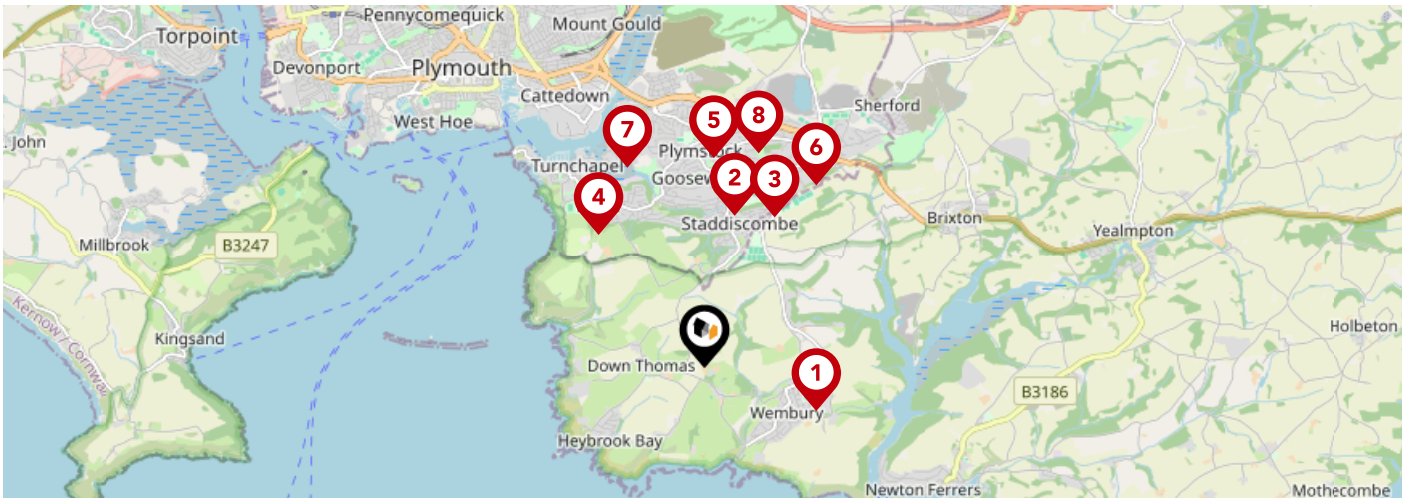
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	LPG (not community)
Main Gas:	No
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Main Heating:	Boiler and radiators, LPG
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 29% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	202 m^2

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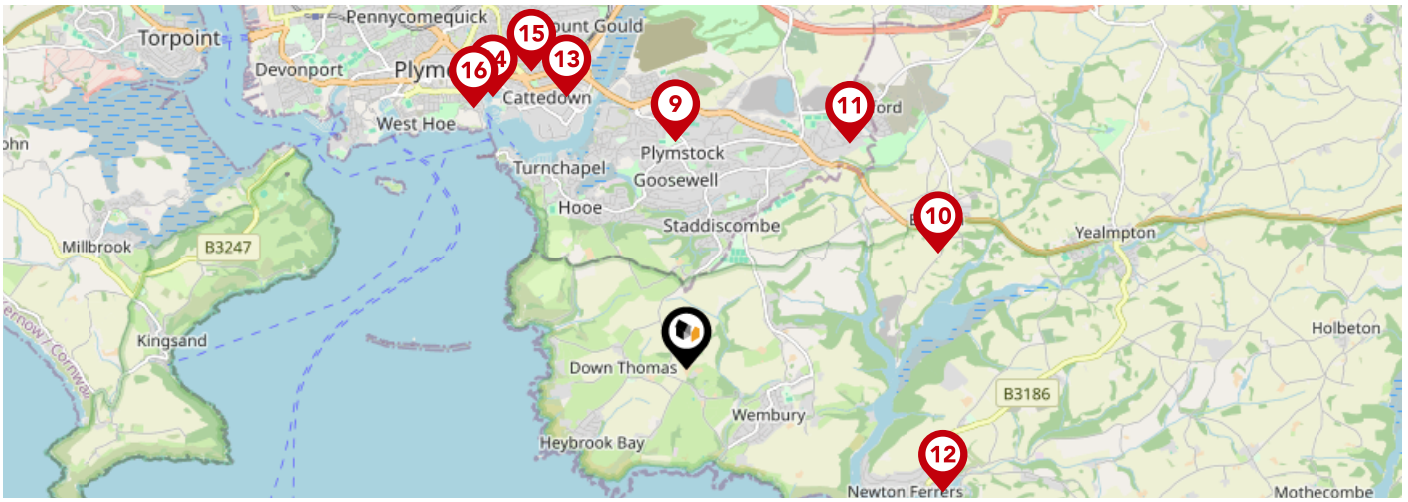
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Wembury Primary School Ofsted Rating: Good | Pupils: 184 | Distance:1.13	☐	☑	☐	☐	☐
2 Goosewell Primary Academy Ofsted Rating: Good | Pupils: 419 | Distance:1.47	☐	☑	☐	☐	☐
3 Coombe Dean School Ofsted Rating: Good | Pupils: 995 | Distance:1.58	☐	☐	☑	☐	☐
4 Hooe Primary Academy Ofsted Rating: Good | Pupils: 212 | Distance:1.62	☐	☑	☐	☐	☐
5 Plymstock School Ofsted Rating: Good | Pupils: 1671 | Distance:1.99	☐	☐	☑	☐	☐
6 Elburton Primary School Ofsted Rating: Outstanding | Pupils: 465 | Distance:2.03	☐	☑	☐	☐	☐
7 Oreston Community Academy Ofsted Rating: Good | Pupils: 419 | Distance:2.03	☐	☑	☐	☐	☐
8 Morley Meadow Primary School Ofsted Rating: Good | Pupils: 224 | Distance:2.1	☐	☑	☐	☐	☐

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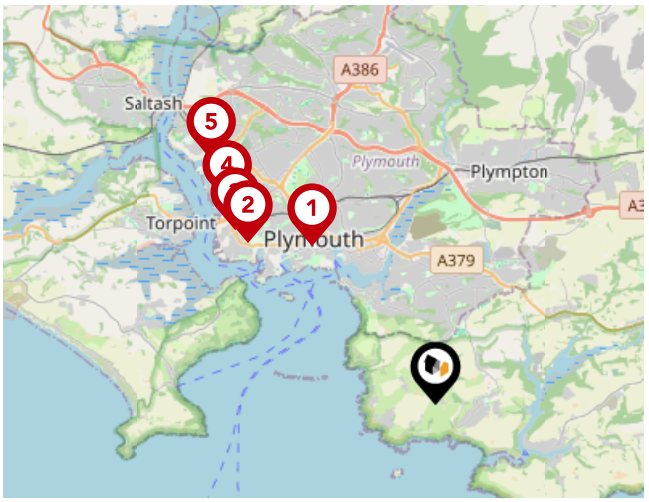
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Pomphlett Primary School** Ofsted Rating: Good | Pupils: 424 | Distance:2.16	☐	☑	☐	☐	☐
10	**St Mary's Church of England Primary School** Ofsted Rating: Outstanding | Pupils: 102 | Distance:2.61	☐	☑	☐	☐	☐
11	**Sherford Vale School & Nursery** Ofsted Rating: Good | Pupils: 258 | Distance:2.63	☐	☑	☐	☐	☐
12	**Newton Ferrers Church of England Primary School** Ofsted Rating: Good | Pupils: 125 | Distance:2.68	☐	☑	☐	☐	☐
13	**Prince Rock Primary School** Ofsted Rating: Outstanding | Pupils: 408 | Distance:2.82	☐	☑	☐	☐	☐
14	**Holy Cross Catholic Primary School** Ofsted Rating: Good | Pupils: 306 | Distance:3.17	☐	☑	☐	☐	☐
15	**Salisbury Road Primary School** Ofsted Rating: Good | Pupils: 381 | Distance:3.18	☐	☑	☐	☐	☐
16	**ACE Schools Plymouth** Ofsted Rating: Good | Pupils: 233 | Distance:3.19	☐	☐	☑	☐	☐

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Area
Transport (National)

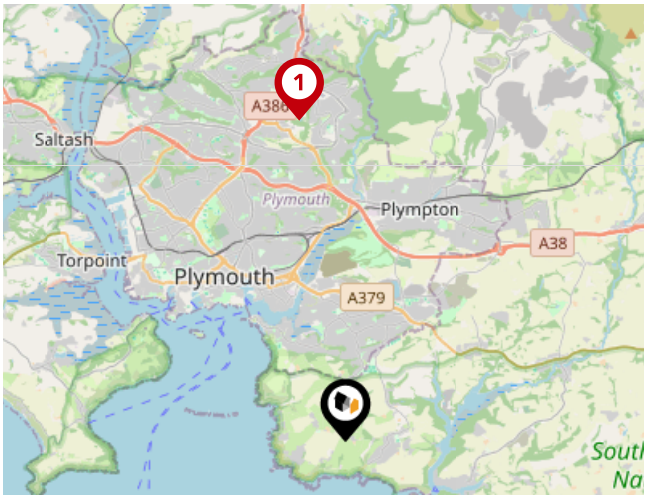


National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.8 miles
2	Devonport Rail Station	4.67 miles
3	Dockyard (Plymouth) Rail Station	5.01 miles
4	Keyham Rail Station	5.49 miles
5	St Budeaux Ferry Road Rail Station	6.28 miles

Trunk Roads/Motorways

No Trunk Roads/Motorways found within 50 km of this property.

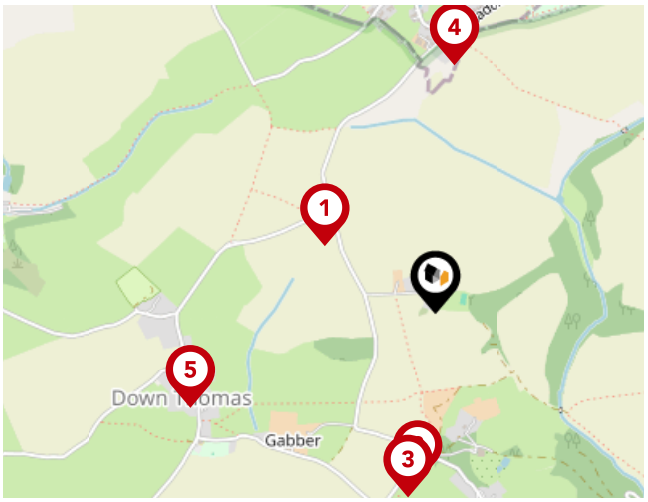


Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	6.14 miles

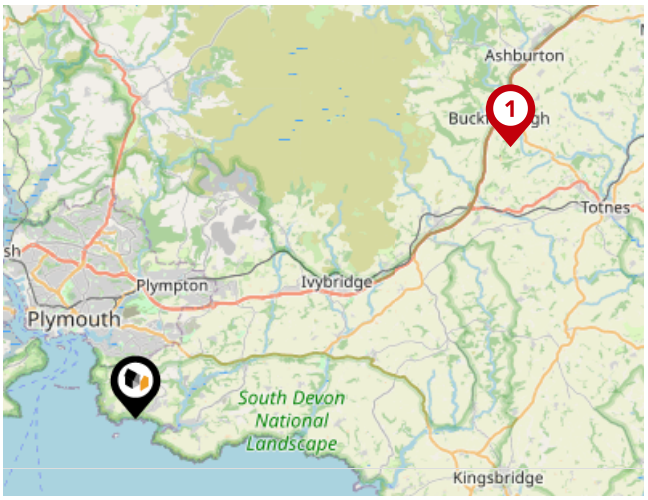
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Area
Transport (Local)



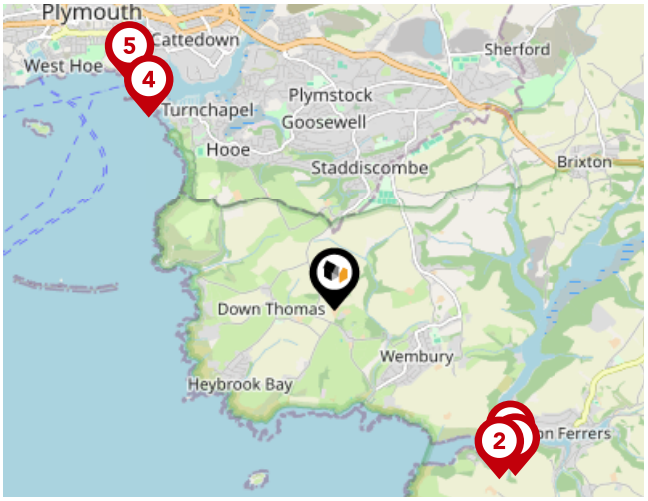
Bus Stops/Stations

Pin	Name	Distance
1	Rack Corner	0.3 miles
2	Langdon Court	0.4 miles
3	Langdon	0.44 miles
4	Leyford Lane	0.58 miles
5	Mussel Inn	0.62 miles



Local Connections

Pin	Name	Distance
1	Buckfastleigh (South Devon Railway)	17.47 miles



Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	2.18 miles
2	Warren Point Ferry Landing	2.21 miles
3	Noss Mayo Ferry Landing	2.31 miles
4	Plymouth Mount Batten Ferry Landing	2.54 miles
5	Plymouth (Barbican) Landing Stage	2.89 miles

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Lang Town & Country

Lang & Co was founded in 1993 and Town & Country Lettings in 1997 both quickly built up a trusted reputation for giving honest and professional advice.

The business is headed up by a team of Directors who specialise in their own chosen fields. This unique attribute sets us apart from the competition and offers clients a chance to deal with leading, local property experts. This ensures that you receive the best possible advice whether you are selling, letting or buying.

Lang Town & Country
Testimonials

Testimonial 1

Peter Gough

Selling a house can be a bit stressful. However, most of that was taken away by the team at Lang Town & Country at Plymstock. We were always kept informed and when the marketing needed tweaking they were quick to advise but it didn't feel like you were being pressured. We got our sale and it was thanks to their hard work.
A big thank you to the whole team.

Testimonial 2

Simon Sutherland

A really positive experience from a very friendly and efficient team at Lang Town & Country who kept me informed at every stage of the process and made things simplistic and easy to negotiate from start to finish! Would definitely recommend to friends & family and will use again in the future, should the need arise?!

Testimonial 3

Gail Lord

Lang Town & Country Plymstock were an absolute pleasure to deal with and helped with every step of the purchase of our home until completion. Their staff are friendly, professional and knowledgeable and I would have no hesitation in recommending their services which are outstanding. Thank you.

Testimonial 4

Samantha Carrington

Delighted with the support we had from the whole team at Lang Town & Country. From excellent advice on pricing and marketing, to being in touch throughout the whole process and keeping us informed, and helping us through the inevitable wobbles! We've now successfully completed our sale and would thoroughly recommend them.

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Data Quality

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