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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12th November 2026



DOWN THOMAS, PLYMOUTH, PL9

Lang Town & Country

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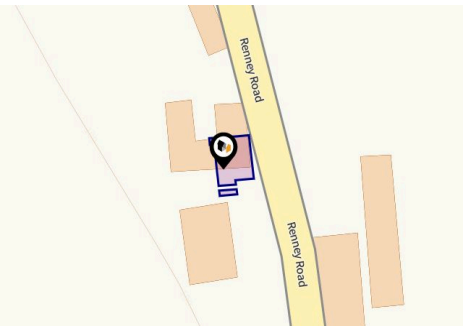
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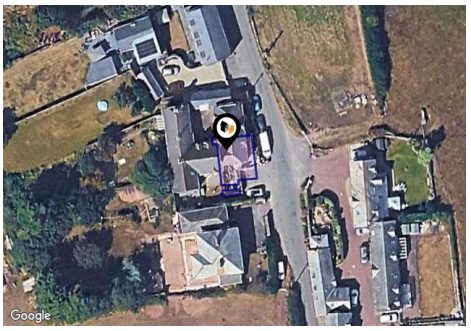
The Property Ombudsman

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Property
Overview







Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	785 ft^2 / 73 m^2		
Plot Area:	0.03 acres		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£2,034		
Title Number:	DN751676		

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 mb/s	40 mb/s	- mb/s

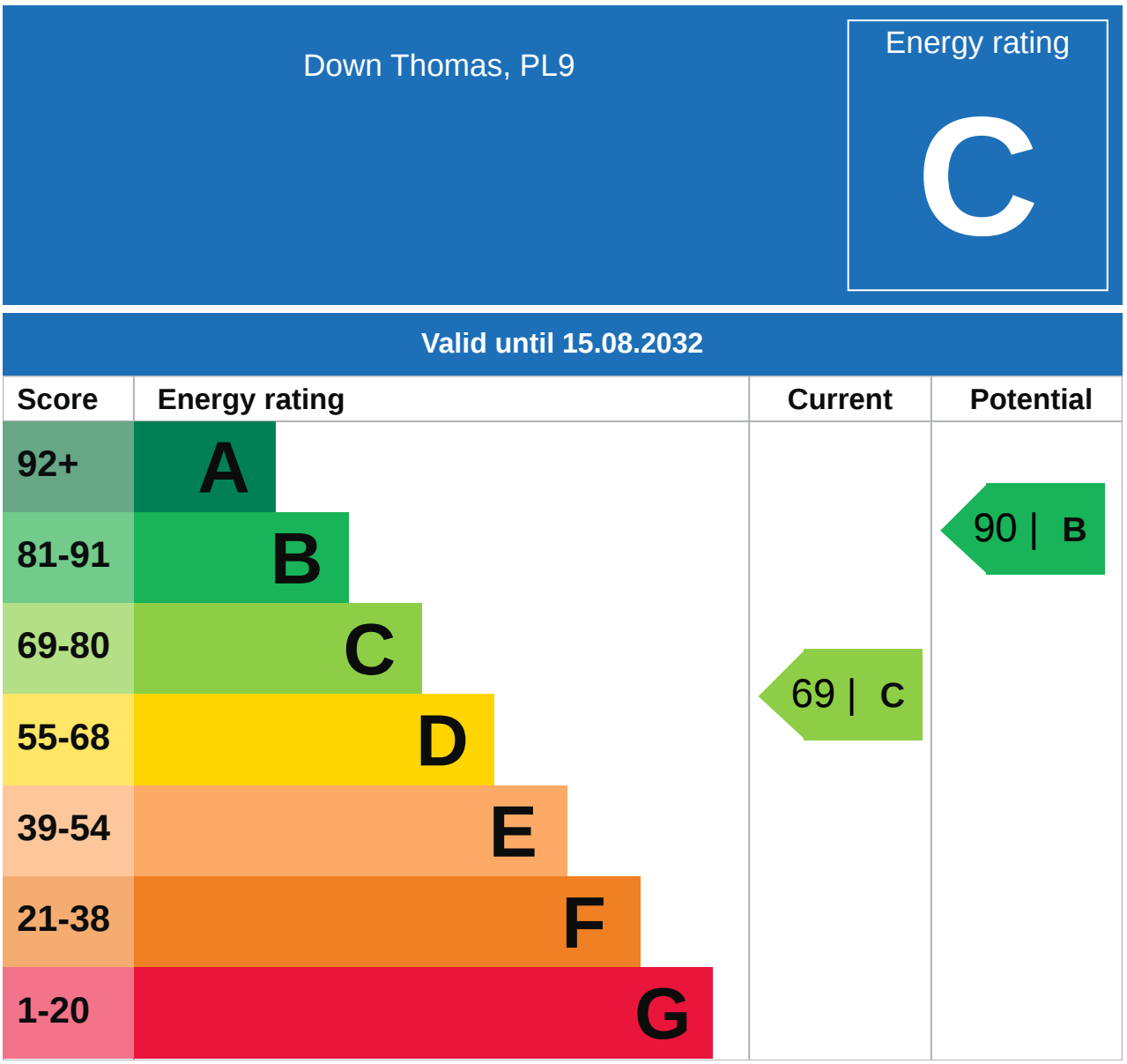
Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

✓	✓	✗
BT	sky	Virgin media

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Property
EPC - Certificate



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Property

EPC - Additional Data

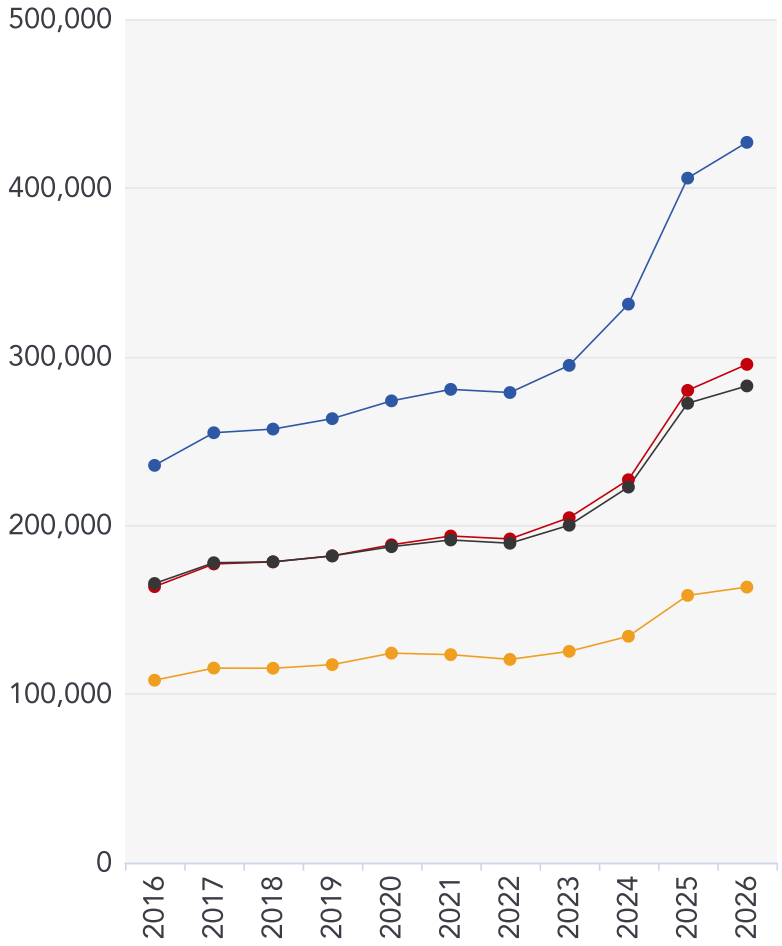
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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:	73 m^2

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Market
House Price Statistics

10 Year History of Average House Prices by Property Type in PL9



Detached

+81.29%

Semi-Detached

+80.53%

Terraced

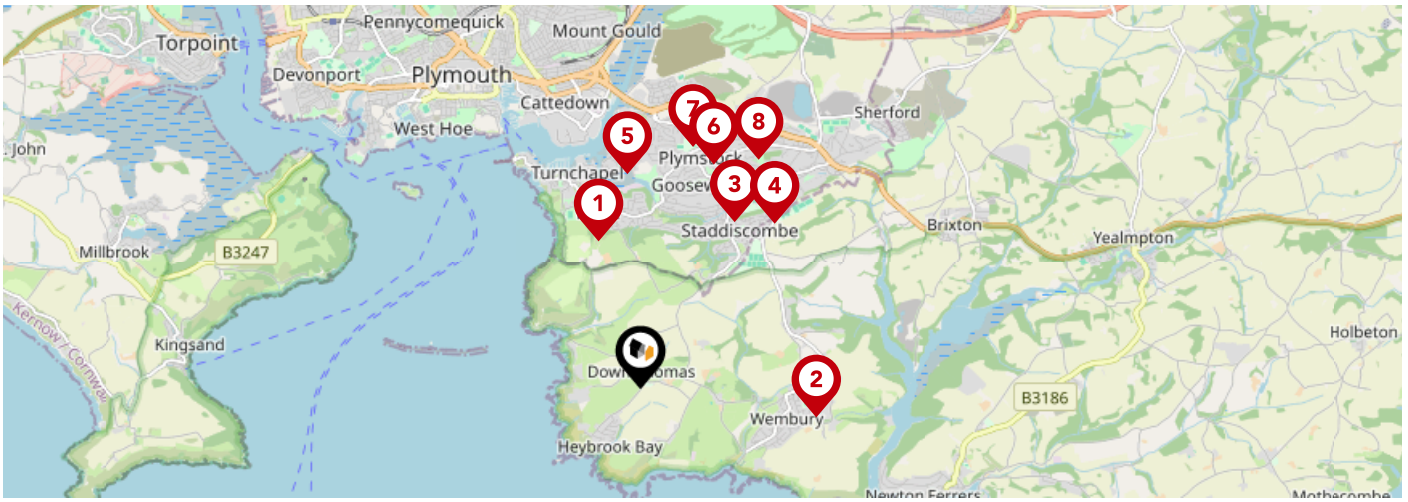
+70.75%

Flat

+51.03%

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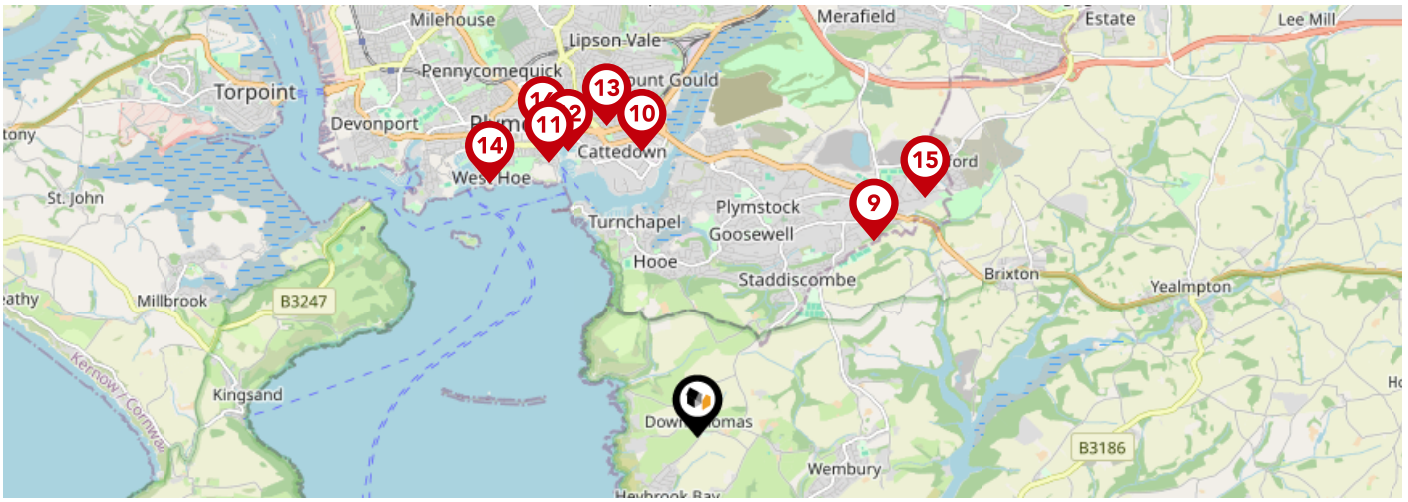
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 **Hooe Primary Academy** Ofsted Rating: Good | Pupils: 212 | Distance:1.45	☐	☑	☐	☐	☐
2 **Wembury Primary School** Ofsted Rating: Good | Pupils: 184 | Distance:1.69	☐	☑	☐	☐	☐
3 **Goosewell Primary Academy** Ofsted Rating: Good | Pupils: 419 | Distance:1.8	☐	☑	☐	☐	☐
4 **Coombe Dean School** Ofsted Rating: Good | Pupils: 995 | Distance:2.01	☐	☐	☑	☐	☐
5 **Oreston Community Academy** Ofsted Rating: Good | Pupils: 419 | Distance:2.03	☐	☑	☐	☐	☐
6 **Plymstock School** Ofsted Rating: Good | Pupils: 1671 | Distance:2.23	☐	☐	☑	☐	☐
7 **Pomphlett Primary School** Ofsted Rating: Good | Pupils: 424 | Distance:2.34	☐	☑	☐	☐	☐
8 **Morley Meadow Primary School** Ofsted Rating: Good | Pupils: 224 | Distance:2.44	☐	☑	☐	☐	☐

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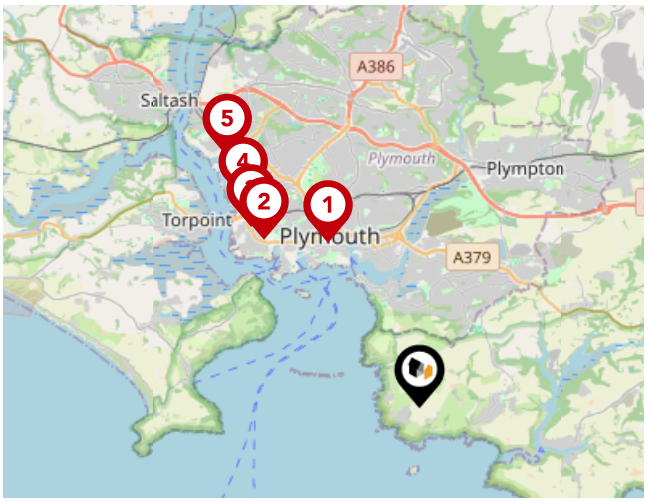
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Elburton Primary School Ofsted Rating: Outstanding | Pupils: 465 | Distance:2.5	☐	☑	☐	☐	☐
10 Prince Rock Primary School Ofsted Rating: Outstanding | Pupils: 408 | Distance:2.76	☐	☑	☐	☐	☐
11 ACE Schools Plymouth Ofsted Rating: Good | Pupils: 233 | Distance:2.96	☐	☐	☑	☐	☐
12 Holy Cross Catholic Primary School Ofsted Rating: Good | Pupils: 306 | Distance:2.97	☐	☑	☐	☐	☐
13 Salisbury Road Primary School Ofsted Rating: Good | Pupils: 381 | Distance:3.07	☐	☑	☐	☐	☐
14 St Andrew's Cof E VA Primary School Ofsted Rating: Good | Pupils: 208 | Distance:3.11	☐	☑	☐	☐	☐
15 Sherford Vale School & Nursery Ofsted Rating: Good | Pupils: 258 | Distance:3.12	☐	☑	☐	☐	☐
16 Arts University Plymouth Ofsted Rating: Good | Pupils:0 | Distance:3.18	☐	☐	☑	☐	☐

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Area
Transport (National)

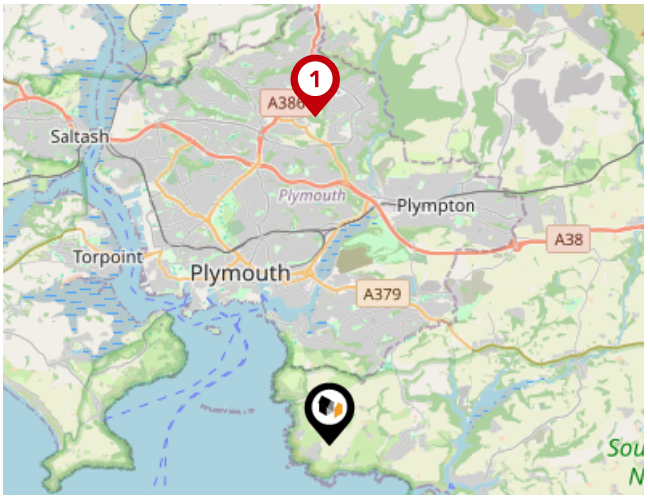


National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.57 miles
2	Devonport Rail Station	4.32 miles
3	Dockyard (Plymouth) Rail Station	4.66 miles
4	Keyham Rail Station	5.17 miles
5	St Budeaux Ferry Road Rail Station	5.99 miles

Trunk Roads/Motorways

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

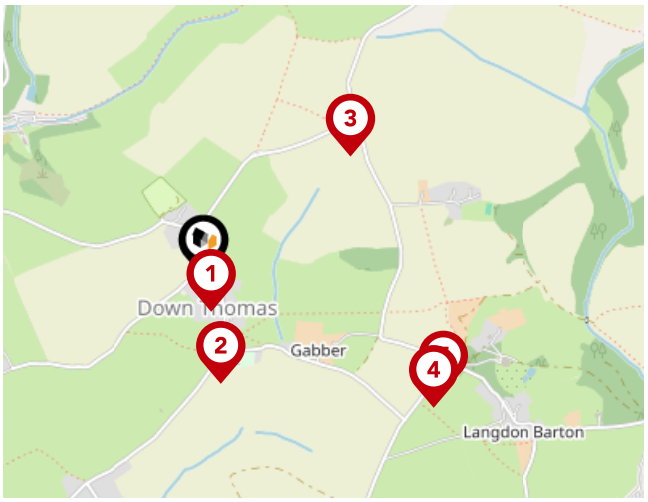


Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	6.21 miles

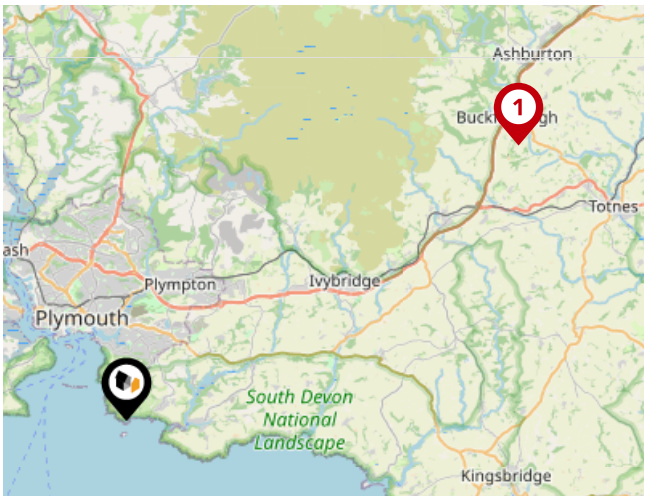
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Area
Transport (Local)



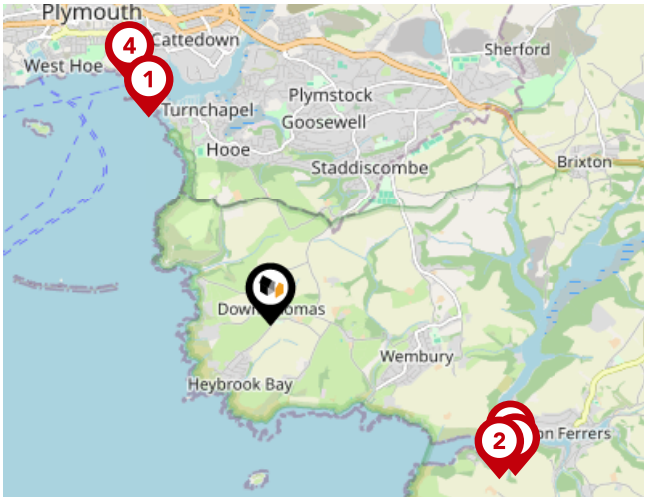
Bus Stops/Stations

Pin	Name	Distance
1	Mussel Inn	0.08 miles
2	Silver Jubilee Hall	0.25 miles
3	Rack Corner	0.45 miles
4	Langdon	0.62 miles
5	Langdon Court	0.63 miles



Local Connections

Pin	Name	Distance
1	Buckfastleigh (South Devon Railway)	18.04 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	2.27 miles
2	Warren Point Ferry Landing	2.6 miles
3	Newton Ferrers Ferry Landing	2.61 miles
4	Plymouth (Barbican) Landing Stage	2.64 miles
5	Noss Mayo Ferry Landing	2.72 miles

Agent
Disclaimer

Important - Please Read

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