

HEATHER PORTER

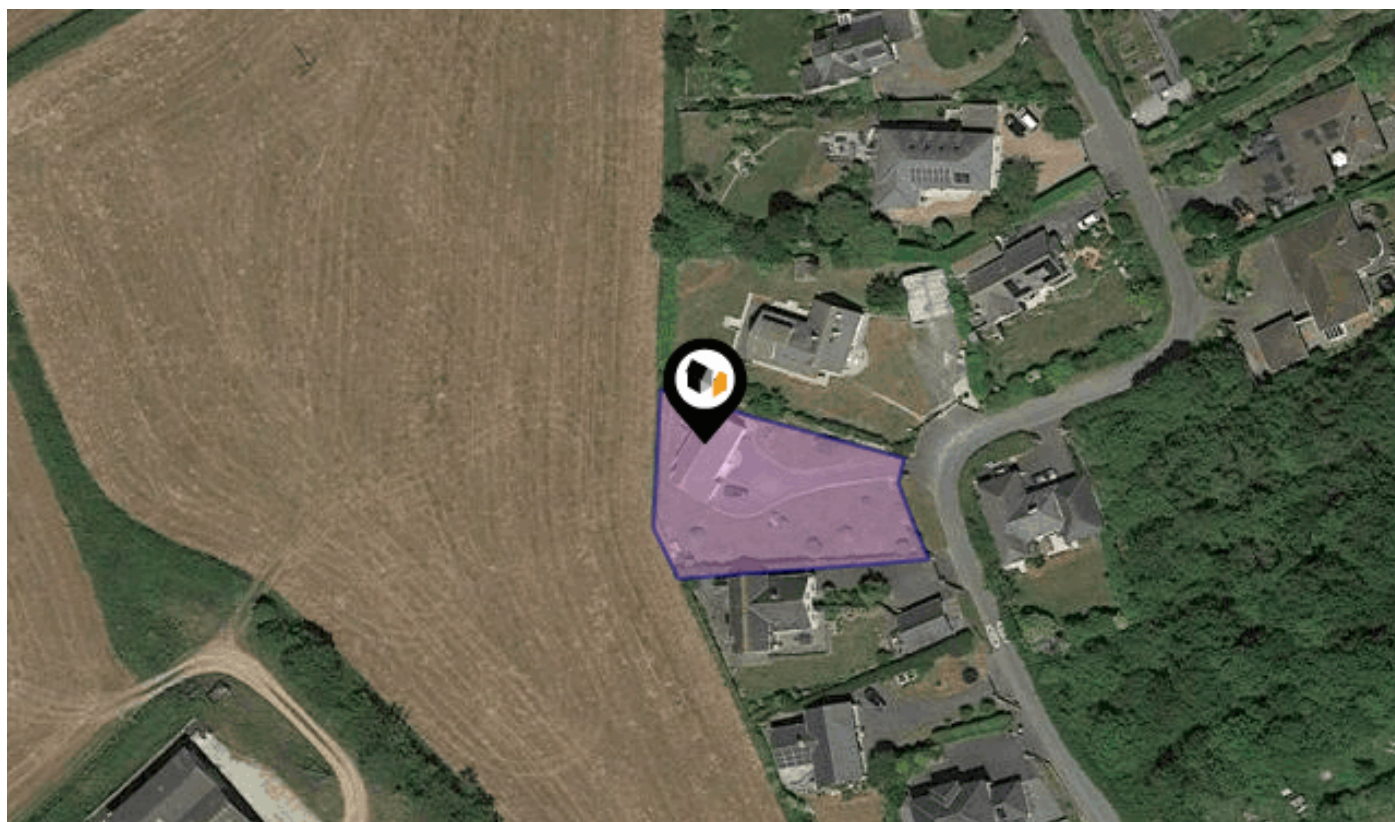


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 14<sup>th</sup> March 2025



**HILLSYDE, HYNETOWN ROAD, STRETE, DARTMOUTH, TQ6 0RS**

**Asking Price : £650,000**

**Heather Porter, Personal Estate Agent, powered by eXp**

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 street-view-image



## Property

Type:	Detached	Asking Price:	£650,000
Bedrooms:	2	Tenure:	Freehold
Floor Area:	731 ft <sup>2</sup> / 68 m <sup>2</sup>		
Plot Area:	0.27 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,372		
Title Number:	DN1752		
UPRN:	10004748744		

## Local Area

Local Authority:	Devon	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	7	47	-
• Surface Water	Very low	mb/s	mb/s	mb/s
				

Mobile Coverage:  
(based on calls indoors)

Satellite/Fibre TV Availability:



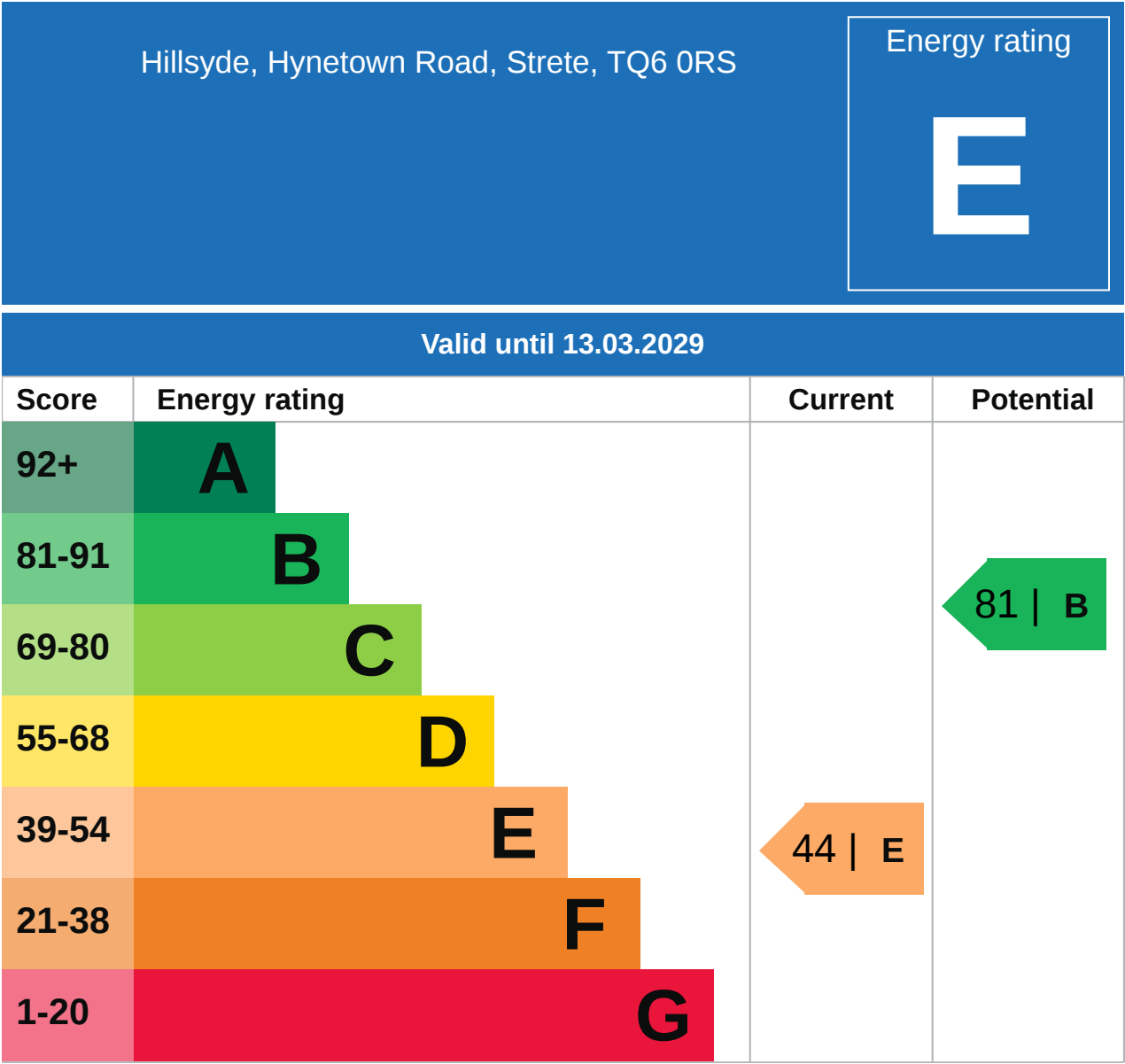












## Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	68 m <sup>2</sup>



Lindos, Hynetown Road, Dartmouth, TQ6 0RS					Detached House
Last Sold Date:	25/05/2023	22/11/2016			
Last Sold Price:	£950,000	£695,000			
Blossoms Pasture, Hynetown Road, Dartmouth, TQ6 0RS					Detached House
Last Sold Date:	28/10/2022	30/09/2021	18/02/2004		
Last Sold Price:	£1,280,000	£1,051,000	£432,500		
Robin Hill, Hynetown Road, Dartmouth, TQ6 0RS					Detached House
Last Sold Date:	08/08/2022				
Last Sold Price:	£910,000				
Fairfield, Hynetown Road, Dartmouth, TQ6 0RS					Detached House
Last Sold Date:	01/08/2022				
Last Sold Price:	£950,000				
Slide House, Hynetown Road, Dartmouth, TQ6 0RS					Detached House
Last Sold Date:	22/10/2021				
Last Sold Price:	£850,000				
Sandpipers, Hynetown Road, Dartmouth, TQ6 0RS					Detached House
Last Sold Date:	08/10/2021	26/09/1995			
Last Sold Price:	£1,050,000	£249,000			
The Ark, Hynetown Road, Dartmouth, TQ6 0RS					Detached House
Last Sold Date:	06/11/2020	06/07/2015	20/07/1999		
Last Sold Price:	£1,345,000	£900,000	£325,000		
Hilsyde, Hynetown Road, Dartmouth, TQ6 0RS					Detached House
Last Sold Date:	04/05/2020				
Last Sold Price:	£575,000				
Sunswept, Hynetown Road, Dartmouth, TQ6 0RS					Detached House
Last Sold Date:	17/10/2019	28/09/2007	06/11/2002	03/07/1998	
Last Sold Price:	£1,400,000	£534,678	£340,000	£160,000	
Blindwells, Hynetown Road, Dartmouth, TQ6 0RS					other House
Last Sold Date:	25/09/2019				
Last Sold Price:	£186,000				
Plot 3, Blindwells, 5, Hynetown Road, Dartmouth, TQ6 0RS					other House
Last Sold Date:	25/09/2019				
Last Sold Price:	£186,000				
Plot 1, Blindwells, Hynetown Road, Dartmouth, TQ6 0RS					other House
Last Sold Date:	24/09/2019				
Last Sold Price:	£186,000				

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

Tides House, Hynetown Road, Dartmouth, TQ6 0RS					other House
Last Sold Date:	30/11/2018				
Last Sold Price:	£940,000				
Mellstock, Hynetown Road, Dartmouth, TQ6 0RS					Detached House
Last Sold Date:	04/09/2018	24/03/2006			
Last Sold Price:	£660,000	£415,000			
Falloden, Hynetown Road, Dartmouth, TQ6 0RS					Detached House
Last Sold Date:	13/08/2018	20/06/2014	19/03/2008	17/09/1999	
Last Sold Price:	£950,000	£585,000	£660,000	£200,000	
Plot 2, Blindwells, Hynetown Road, Dartmouth, TQ6 0RS					Detached House
Last Sold Date:	21/06/2018				
Last Sold Price:	£555,700				
Seadrift, Hynetown Road, Dartmouth, TQ6 0RS					Detached House
Last Sold Date:	04/12/2015				
Last Sold Price:	£390,000				
Highwinds, Hynetown Road, Dartmouth, TQ6 0RS					Detached House
Last Sold Date:	27/02/2015	17/12/2009			
Last Sold Price:	£740,000	£695,000			
Greylands, Hynetown Road, Dartmouth, TQ6 0RS					Detached House
Last Sold Date:	29/03/2011				
Last Sold Price:	£342,000				
Gulls Perch, Hynetown Road, Dartmouth, TQ6 0RS					Detached House
Last Sold Date:	13/10/2010	27/07/2000			
Last Sold Price:	£780,000	£295,000			
Hollocombe, Hynetown Road, Dartmouth, TQ6 0RS					Detached House
Last Sold Date:	23/12/2009	21/12/2006			
Last Sold Price:	£750,000	£520,000			
Weatherley, Hynetown Road, Dartmouth, TQ6 0RS					Detached House
Last Sold Date:	21/05/2008				
Last Sold Price:	£325,000				
Close Bye, Hynetown Road, Dartmouth, TQ6 0RS					Detached House
Last Sold Date:	15/04/2005				
Last Sold Price:	£90,000				

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

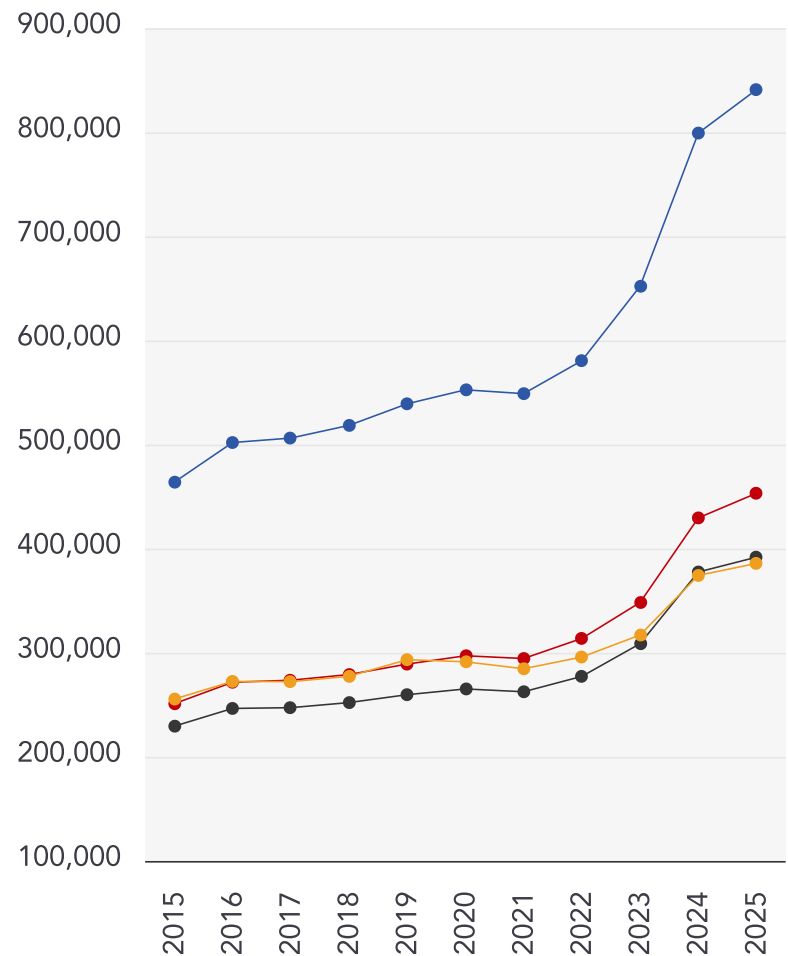


# Market

## House Price Statistics

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10 Year History of Average House Prices by Property Type in TQ6



Detached

**+81.29%**

Semi-Detached

**+80.53%**

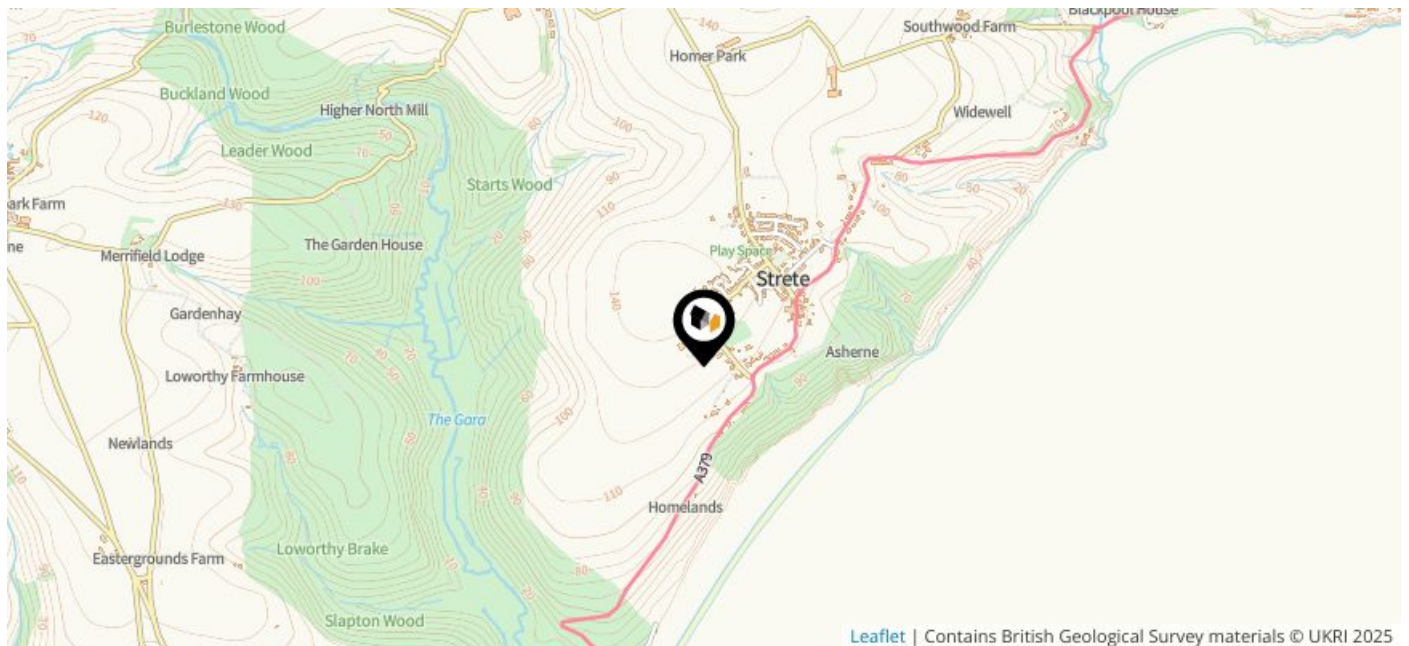
Flat

**+51.03%**

Terraced

**+70.75%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

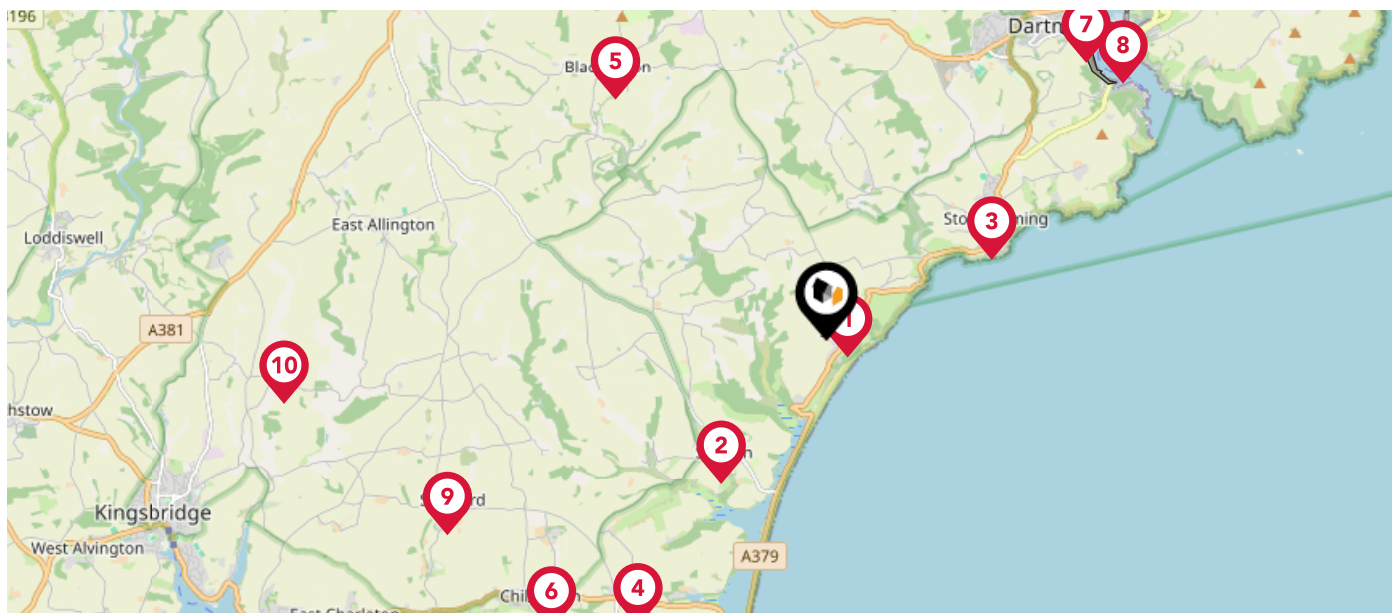


# Maps

## Conservation Areas

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This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas



Strete



Slapton



Stoke Fleming



Stokenham



Blackawton



Chillington (South Hams)



Dartmouth



Kingswear

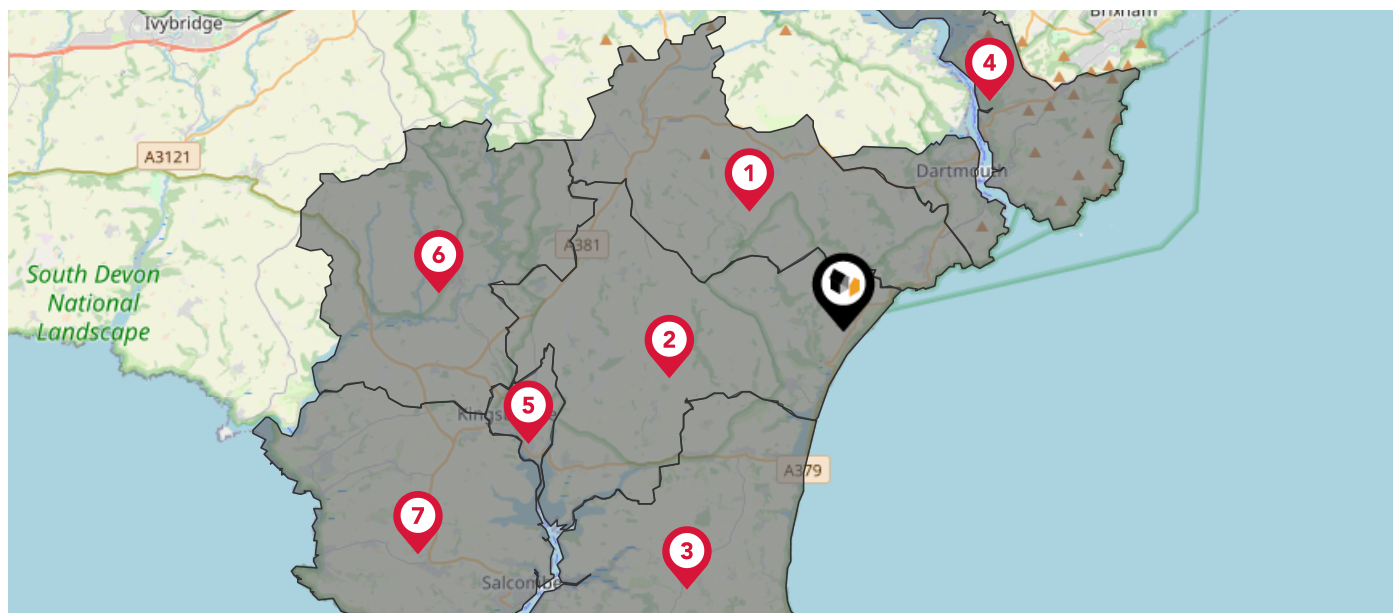


Sherford



Goveton

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards



Blackawton & Stoke Fleming Ward



Allington & Strete Ward



Stokenham Ward



Dartmouth & East Dart Ward



Kingsbridge Ward



Loddiswell & Aveton Gifford Ward



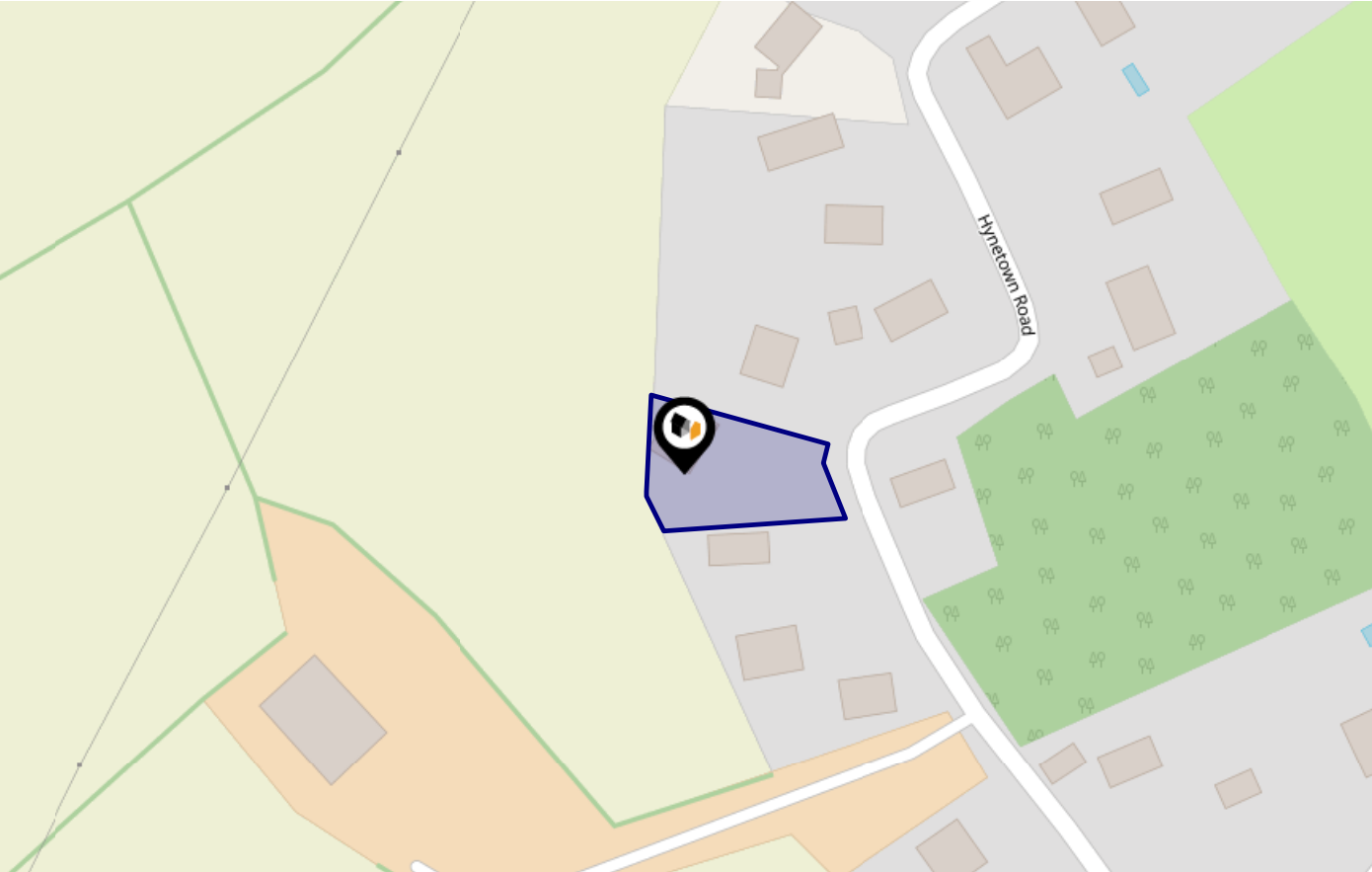
Salcombe & Thurlestone Ward



# Flood Risk

## Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

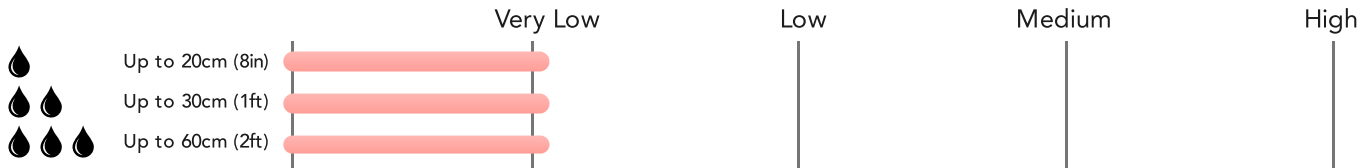


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

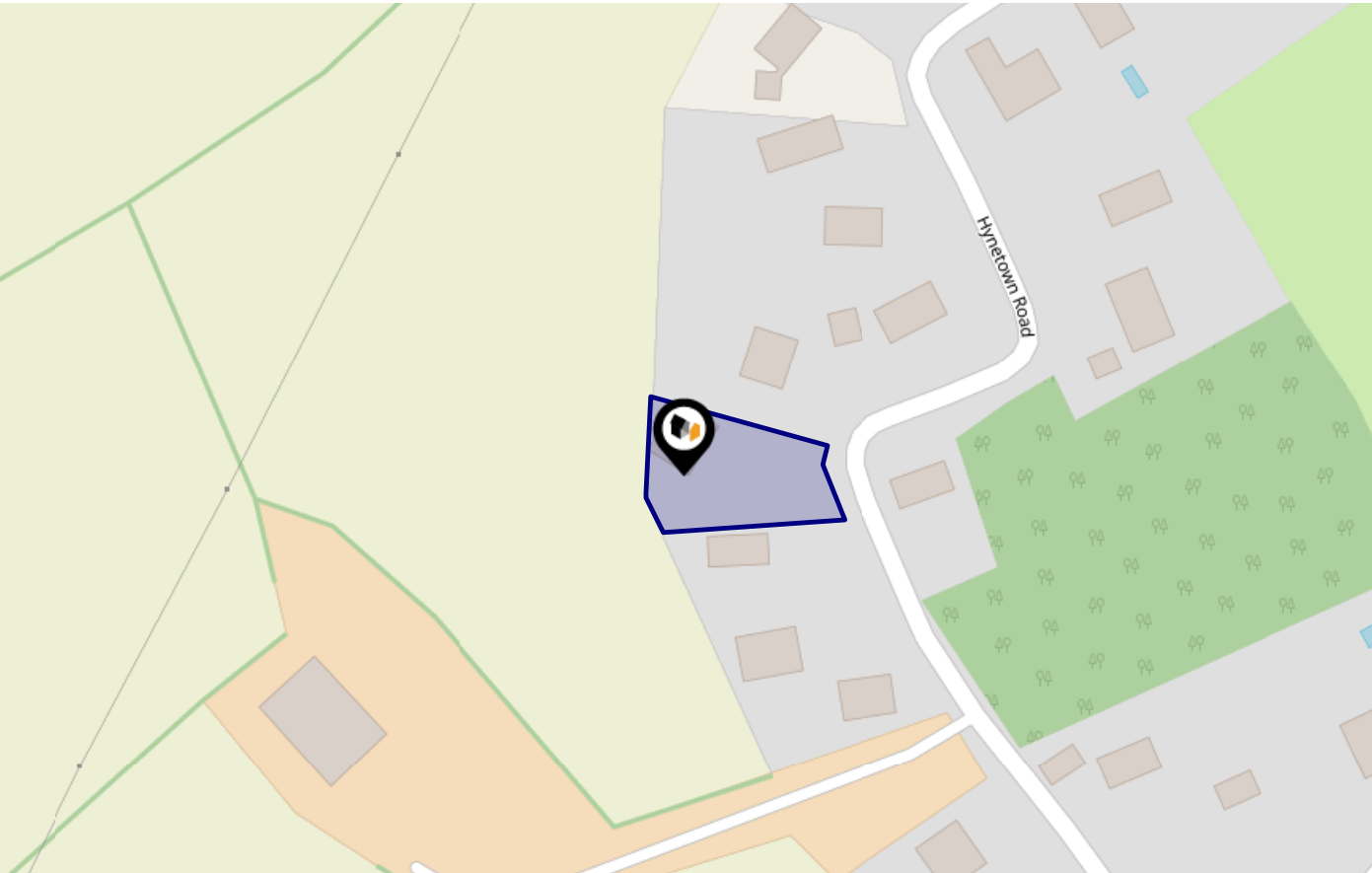
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

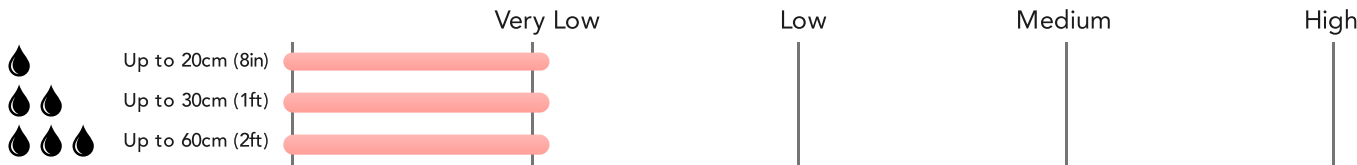


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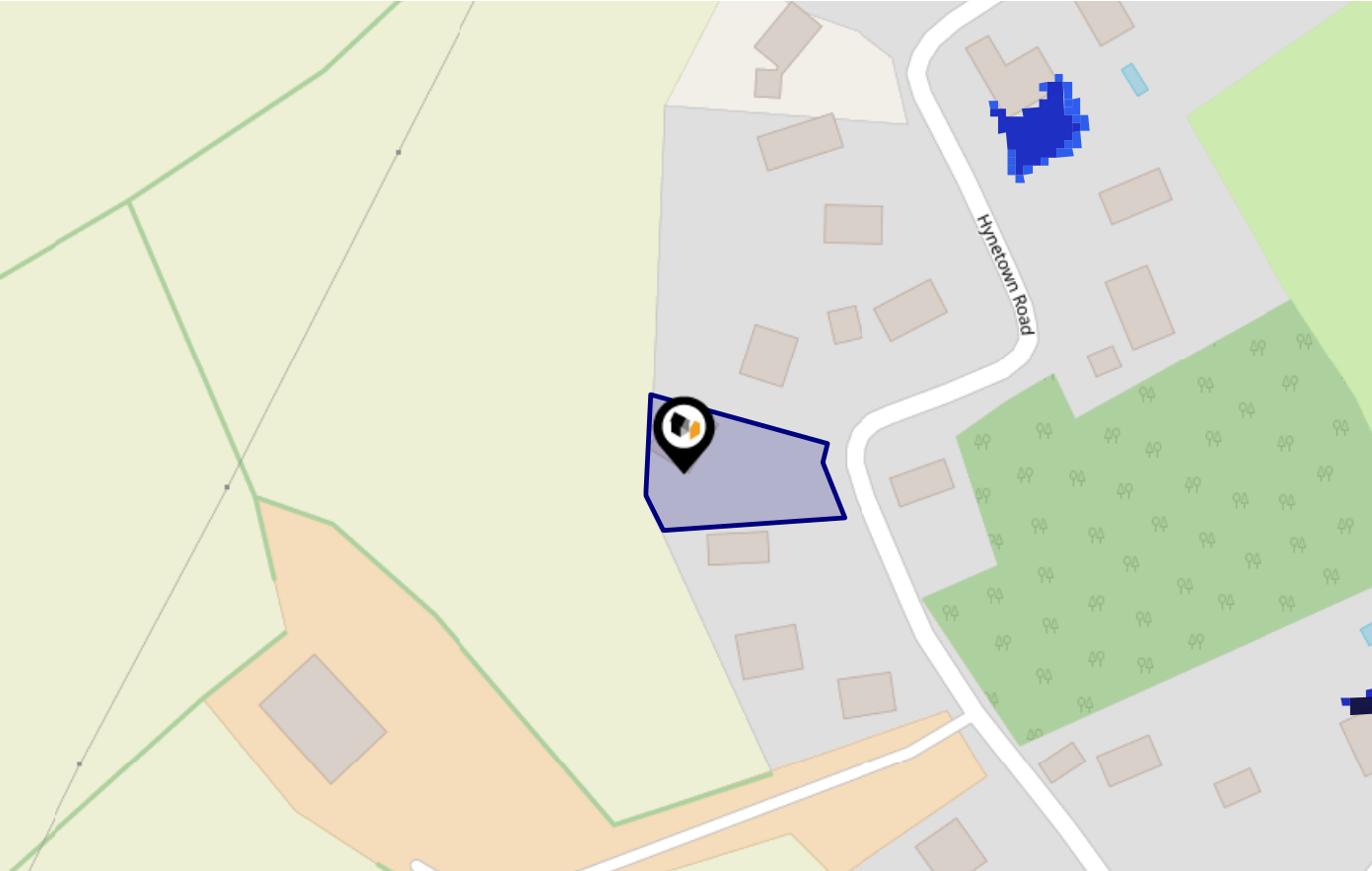
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

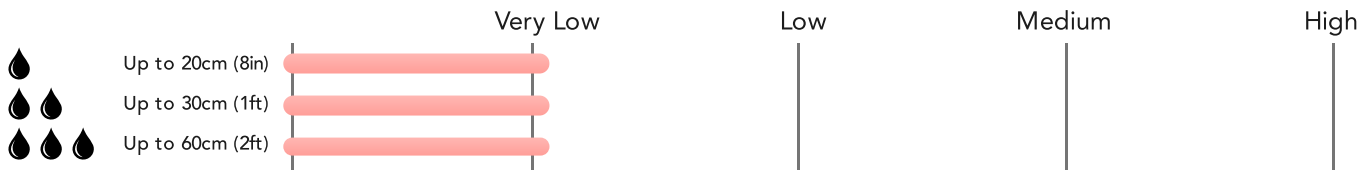


Risk Rating: Very low

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

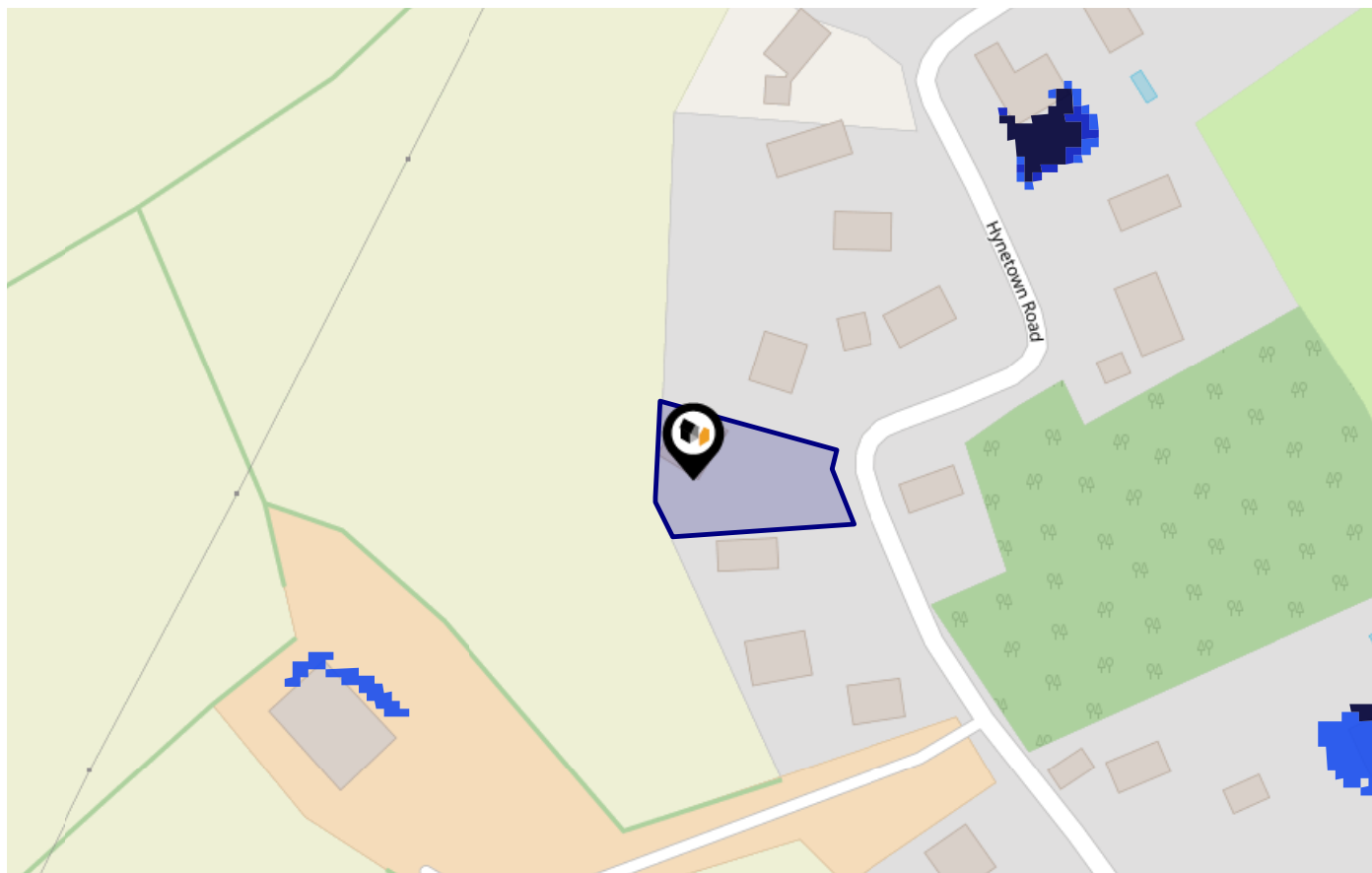


# Flood Risk

## Surface Water - Climate Change

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This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

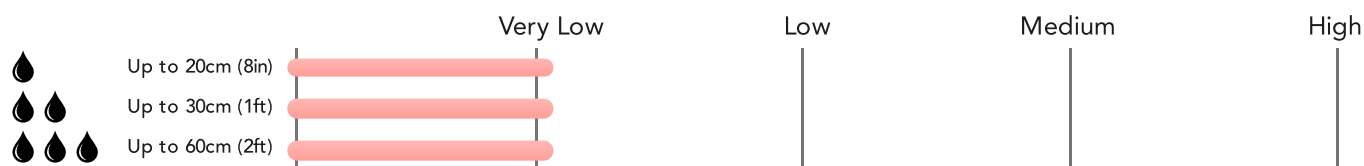


**Risk Rating:** Very low

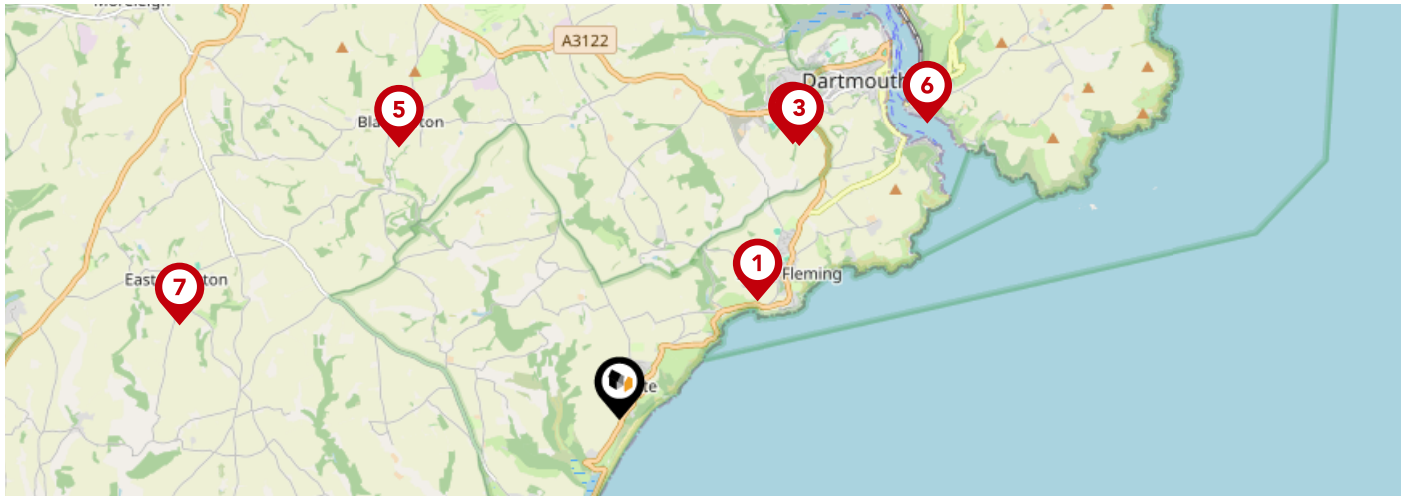
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:







		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Stoke Fleming Community Primary School</b> Ofsted Rating: Good   Pupils: 144   Distance: 1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St John the Baptist Roman Catholic Primary School, Dartmouth</b> Ofsted Rating: Good   Pupils: 85   Distance: 3.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Dartmouth Academy</b> Ofsted Rating: Good   Pupils: 432   Distance: 3.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Stokenham Area Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance: 3.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Blackawton Primary School</b> Ofsted Rating: Good   Pupils: 124   Distance: 3.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Kingswear Community Primary School</b> Ofsted Rating: Good   Pupils: 0   Distance: 4.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>East Allington Primary School</b> Ofsted Rating: Good   Pupils: 89   Distance: 4.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Charleton Church of England Academy</b> Ofsted Rating: Good   Pupils: 42   Distance: 5.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

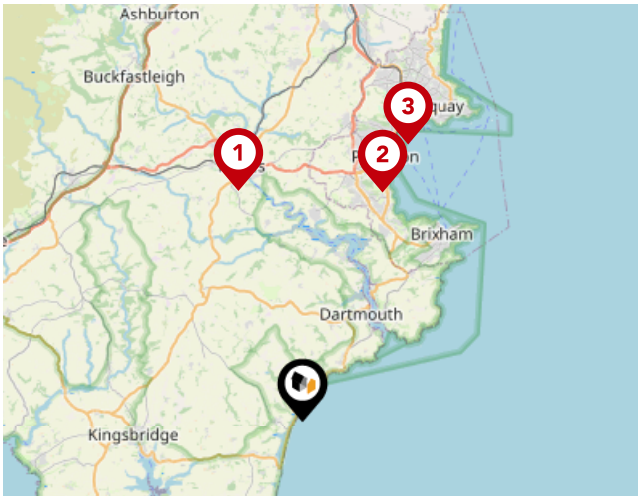


		Nursery	Primary	Secondary	College	Private
9	<b>Kingsbridge Primary School</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:6.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	<b>Stoke Gabriel Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:6.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	<b>Galmpton Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 222   Distance:6.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	<b>Harbertonford Church of England Primary School</b> Ofsted Rating: Good   Pupils: 114   Distance:6.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	<b>Churston Ferrers Grammar School Academy</b> Ofsted Rating: Good   Pupils: 1021   Distance:6.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	<b>Kingsbridge Academy</b> Ofsted Rating: Good   Pupils: 1292   Distance:6.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	<b>St Margaret Clitherow Catholic Primary School</b> Ofsted Rating: Good   Pupils: 54   Distance:7.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	<b>West Alvington Church of England Academy</b> Ofsted Rating: Good   Pupils: 39   Distance:7.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area

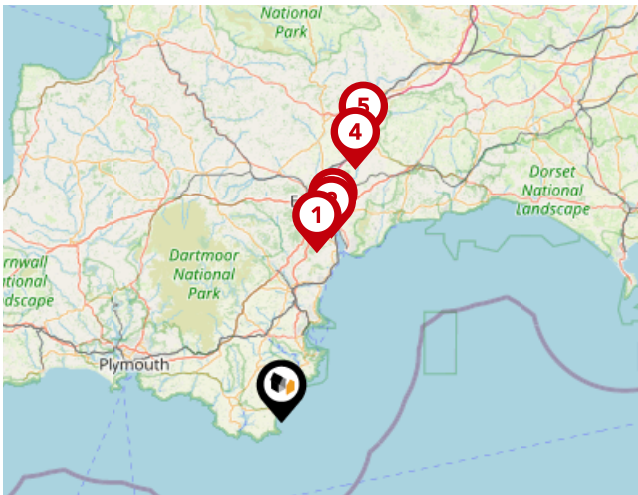
## Transport (National)

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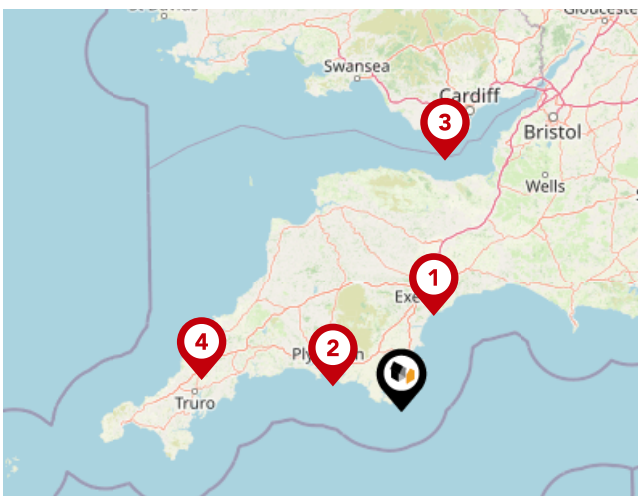
### National Rail Stations

Pin	Name	Distance
1	Totnes Rail Station	9.09 miles
2	Paignton Rail Station	9.2 miles
3	Torquay Rail Station	11.25 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	26.2 miles
2	M5 J30	28.87 miles
3	M5 J29	30.01 miles
4	M5 J28	39.71 miles
5	M5 J27	43.85 miles



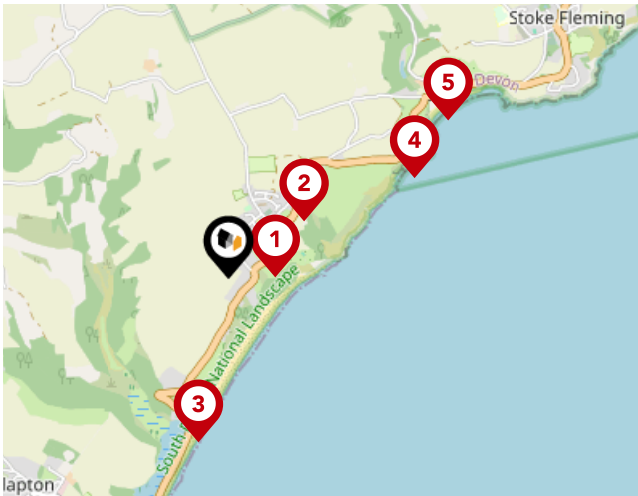
### Airports/Helipads

Pin	Name	Distance
1	Exeter Airport	30.7 miles
2	Glenholt	22.4 miles
3	Cardiff Airport	76.43 miles
4	St Mawgan	61.22 miles

# Area

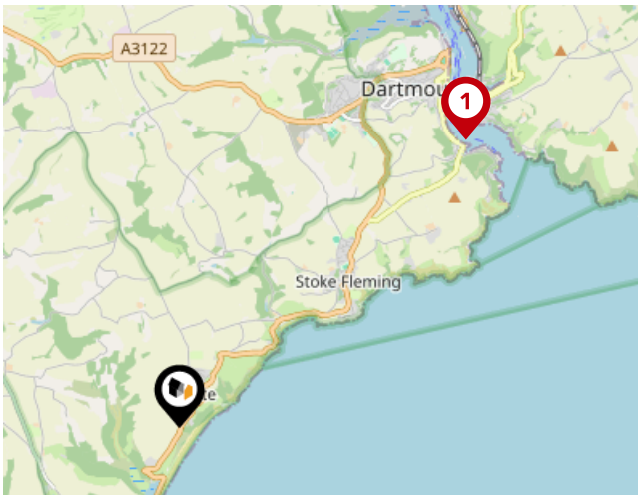
## Transport (Local)

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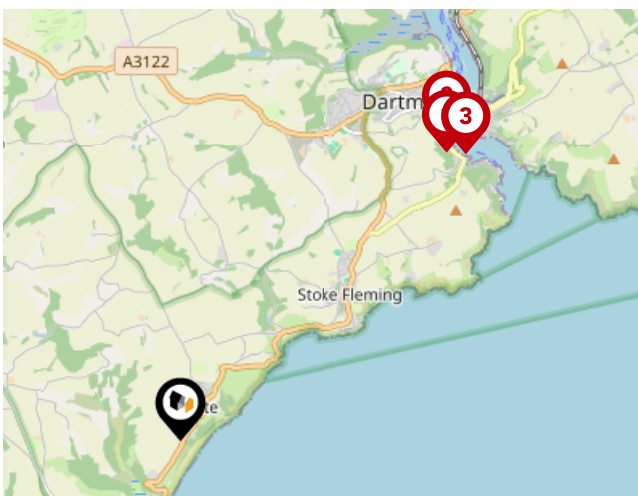
### Bus Stops/Stations

Pin	Name	Distance
1	Kings Arms Car Park	0.22 miles
2	Frogwell	0.44 miles
3	Strete Gate	0.79 miles
4	Matthew's Point	1 miles
5	Blackpool Sands	1.28 miles



### Local Connections

Pin	Name	Distance
1	Kingswear (Paignton and Dartmouth Railway)	3.85 miles
2	Greenway Halt	5.98 miles
3	Greenway Halt (Paignton and Dartmouth Railway)	5.98 miles



### Ferry Terminals

Pin	Name	Distance
1	Dartmouth South Embankment Ferry Terminal	3.71 miles
2	Dartmouth North Embankment Ferry Terminal	3.85 miles
3	Kingswear Dartmouth Lower Ferry Terminal	3.82 miles



# Heather Porter, Personal Estate Agent, powered by eXp About Us

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## Heather Porter, Personal Estate Agent, powered by eXp

When you instruct me to work with you, it's more than selling your home. You're asking me to become a significant part of your life, likely for the next few months. Estate agency has changed so much over recent years, and home owners / buyers do not have the time to visit estate agency offices – they predominantly look online, when they are at home in the evening and relaxing after a hectic day. I am not restricted to traditional office hours and am available when my clients and buyers have finished their working day. Evening and weekend appointments are not a problem and I work with clients to find a mutually convenient appointment for all. If you're looking for a personal, trustworthy approach to selling your home, I would love to help, and guide you through every step of the process. Your next move starts with a conversation, let's chat about your property goals and how I can help.

# Heather Porter, Personal Estate Agent, powered by eXp Testimonials

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## Testimonial 1



Heather was the acting estate agent on our purchase and what a remarkable job she did for us and her client. We had numerous amount of obstacles and barriers to completing our purchase but she was always on hand to answer any questions we had or worries about the purchase or the process. We will always recommend either buying or selling from Heather, she goes above and beyond.

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## Testimonial 2



Heather is an amazing estate agent, very supportive to not only her own clients but also the whole chain making sure any problems are resolved quickly. We would recommend her to anyone looking to sell.

---

## Testimonial 3



Heather was fantastic in the sale of our property, she went over and above every day, took stress out of the whole experience and was honest and trustworthy. I can't recommend her services enough. Thank you Heather.

---

## Testimonial 4



Heather has been amazing and helped us so much with buying our first home. She is kind and easy to speak to and was always happy to answer any questions that we had. Heather made buying our first home so easy and enjoyable!

# Heather Porter, Personal Estate Agent, 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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