


Address

Source: HM Land Registry

 **53 Dugmore Avenue**
Kirby-le-Soken
Frinton-on-Sea
Essex
CO13 0ED
UPRN: **100090627249**

EPC

 **Energy Performance Certificate**
We checked, and no Energy Performance Certificate was found for this property. We'll keep retrying so when one is registered, we'll fetch it.

NTS Part A

Guide price

 **£275,000**

Tenure

Source: HM Land Registry

 **Freehold**
Absolute Freehold
Tenure marketed as: **Freehold**

Local council

Source: Valuation Office Agency

 Council Tax band: **C**
Authority: **Tendring District Council**

NTS Part B

Rooms

 Bedrooms: **2**
Bathrooms: **1**
Receptions: **1**

Construction

 **Standard construction**

Property type

 **Semi-detached, Bungalow**

Floorplan: **To be provided**

Parking

 **Driveway**

Electricity

 **Connected to mains electricity**

Water and drainage

 **Connected to mains water supply**

Mains surface water drainage: **Yes**

Sewerage: **Connected to mains sewerage**

Heating

 **Central heating, Mains gas**

Heating features: **Double glazing**




Broadband

Source: Ofcom

 **The property has Ultrafast broadband available.**

The connection type is "FTTP (Fibre to the Premises)".









These are the fastest estimated speeds predicted in this area provided by Ofcom. Actual service availability at a property or speeds received may be different.

	MAX DOWNLOAD	MAX UPLOAD	AVAILABILITY
Standard	5 Mb	1 Mb	
Superfast	Unavailable	Unavailable	
Ultrafast	1100 Mb	1100 Mb	

Mobile coverage

Source: Ofcom

✓ Actual services available may be different (data provided by Ofcom).

	EE	Great	
	O2	Great	
	Three	Great	
	Vodafone	Great	

NTS Part C

Building safety issues

👤 No

Restrictions

Source: HM Land Registry

✓ **Title EX198838 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - A restriction from a conveyance dated 29 May 1946 states that trees or hedges on the south side of the property cannot be cut down or removed. - A specific restriction from 2020 states that the property cannot be sold without written consent from Just Retirement Money Limited due to the registered charge.

Rights and easements

✓ **Title EX198838 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further: - The property benefits from rights granted and is subject to rights reserved by a transfer dated 16 November 1977. - The land is subject to rights for electricity cables or lines and conduits or pipes by the Eastern Electricity Board, which allows them to work on the land for maintenance and other related activities.

Public right of way through and/or across your house, buildings or land:

No

Flood risk



No

River and sea flooding risk: Very Low; Surface water flooding risk: Very Low; Reservoir flooding risk: Not at risk; Groundwater flooding risk: Unlikely

History of flooding

No history of flooding has been reported.

Coastal erosion risk



No

Planning and development



No

Listing and conservation



No

Accessibility



None

Coalfield or mining



No coal mining risk identified

A mining risk (other than coal mining) has been identified

A potential non-coal mining risk has been identified (landslide hazard) - a detailed search report can help to determine the impact.



Moverly has certified this data

Accurate as of 17 Oct 2024

The data is aggregated from variety of sources including HM Land Registry, GOV.UK and is accurate at the time of this certificate.