

## Address

Source: HM Land Registry

✓ 24 Tappers Lane  
Yealmpton  
Plymouth  
Devon  
PL8 2PL  
UPRN: 10090534120

## EPC

Expired

Source: GOV.UK

🔗 Energy Performance Certificate

## NTS Part A

## Offers invited

👤 £425,000

## Tenure

Source: HM Land Registry

✓ Freehold

The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 24 Tappers Lane, Yealmpton, Plymouth (PL8 2PL).

Title number DN641714.

Absolute Freehold is the class of tenure held by HM Land Registry.

👤 Tenure marketed as: **Freehold**

## Local council

Source: Valuation Office Agency

✓ Council Tax band: **E**

Authority: **South Hams District Council**

## NTS Part B


## Rooms

⚠️ To be provided

## Construction

👤 Standard construction

Property type

 **Detached, House**

Floorplan: **To be provided**


Parking

 **Driveway, Garage**

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
<b>Standard</b>	16 Mb	1 Mb	
<b>Superfast</b>	58 Mb	10 Mb	
<b>Ultrafast</b>	1000 Mb	1000 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 DN641714 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - A Transfer dated 13 December 2013 includes restrictive covenants. - The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register. - A Conveyance dated 15 April 1964 includes a covenant not to work or deal with the minerals on the land separately from the land itself.

### Rights and easements

✓ **Title DN641714 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further: - Rights granted and subject to by a Transfer dated 14 November 2012 over land previously registered under title number DN626287. - Beneficial rights granted and subject to by a Transfer dated 13 December 2013. - An easement for rights and privileges over the property as per a Deed dated 10 June 1987.



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 14 Nov 2024

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

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