Moverly

Material Information Certificate

Address

3 Munro Avenue
Yealmpton
Plymouth
Devon
PL8 2NQ
UPRN: 100040293359

EPC

Source: GOV.UK

Source: HM Land Registry

🦁 Current rating: D

Potential rating: ${\boldsymbol{\mathsf{B}}}$

Current CO2: 4.2 tonnes

Potential CO2: 2.2 tonnes

Expires: **13 Oct 2031**

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/1839-9320-1109-0512-0292

NTS Part A

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 3 Munro Avenue, Collaton Cross, Newton Ferrers (PL8 2NQ).

Title number DN202297.

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

의 Tenure marketed as: Freehold

Council Tax band: C

Authority: South Hams District Council

NTS Part B

Construction

2 Standard construction

Property type

🙁 Semi-detached, House

Floorplan: To be provided

Parking

(29) Garage, Driveway, Communal, Off Street

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, Oil

Broadband

Bro	Broadband Source: 0		
()	The property has only Standard broadband available. The connection type is "ADSL copper wire".		
	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.		
	NAME	Standard	
	MAX DOWNLOAD	13 Mb	
	MAX UPLOAD	1 Mb	
	AVAILABILITY	\checkmark	
	DETAILS		
	NAME	Superfast	
	MAX DOWNLOAD	Unavailable	
	MAX UPLOAD	Unavailable	
	AVAILABILITY	×	
	DETAILS		
	NAME	Ultrafast	

MAX DOWNLOAD

MAX UPLOAD

AVAILABILITY

DETAILS

Unavailable

Unavailable

Mobile coverage

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

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	O2
COVERAGE	Good
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	l
DETAILS	
PROVIDER	Vodafone
COVERAGE	Good
SIGNAL STRENGTH	
DETAILS	

NTS Part C

Building safety issues

<mark>ి</mark> No

Restrictions

Source: HM Land Registry

Title DN202297 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - Except under an order of the Registrar no Transfer, Lease, or Underlease is to be registered without the consent of the registered proprietor for the time being of the yearly rentcharges. - The property shall not be used for any noisy, noxious, or offensive trade or business or for any purpose which may become a nuisance, damage, or annoyance. - No building, erection, or structure is to be erected without prior written consent.

Rights and easements

Title DN202297 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Right to pass water and soil through all drains and sewers serving the property with the right to repair, maintain, and renew them. - The land is subject to the rights granted by a Conveyance of the site of an electricity sub-station, including right of way with or without vehicles and right to place underground electric lines.

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

<mark></mark>왕 No

Listing and conservation

<mark>జి</mark> No

Accessibility

Ramped access

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 12 Feb 2025

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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