# Moverly

## **Material Information Certificate**

### Address

25 Venn Grove
 Plymouth
 City of Plymouth
 PL3 5PQ
 UPRN: 100040498877

### EPC

Source: GOV.UK

Source: HM Land Registry

📀 Current rating: C

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

Current CO2: 3.8 tonnes

Potential CO2: 2.8 tonnes

Expires: 19 Jul 2028

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/0982-2891-6830-9098-4375

## 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 25 Venn Grove, Plymouth (PL3 5PQ).

Title number DN69135.

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

### 의 Tenure marketed as: Freehold

Council Tax band: F

Authority: Plymouth City Council

## NTS Part B

### Construction

**2** Standard construction

### Property type

😕 Detached, House

Floorplan: To be provided

### Parking

**2** Garage, 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

### 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.

NAME	Standard
MAX DOWNLOAD	16 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	<u>~</u>
DETAILS	
NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	✓
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	1800 Mb
MAX UPLOAD	1000 Mb
AVAILABILITY	<ul> <li>✓</li> </ul>
DETAILS	

## Mobile coverage

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

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

## NTS Part C

#### Building safety issues

2) Yes

Defects or hazards:

Asbestos soffits to front ground floor and to balcony. Asbestos survey was conducted when we purchased the house and all internal asbestos was removed by licensed contractors.

Work already done:

Full renovation, including basement all building regs covered and compliant.

Work to be done: **NA** 

Potential cost: NA

Impact on the ability to reside at the property: NA

#### Restrictions

Source: HM Land Registry

#### Title DN69135 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - Restriction on the sale by a single owner without court order unless it's a corporation. - Buildings must be private dwelling houses not used for business (except for professions like Solicitor or Surgeon). Must be built according to specific plans and cannot be modified externally without approval. - Boundary fences must be specific types and maintained to certain standards. - Usage of land limited to residential purposes with a restriction against using it for businesses other than specified professions.

#### **Rights and easements**

### Title DN69135 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Right reserved by previous owners to lay, maintain, and repair sewers and drains, and the right for passage of water and soil through them. - The use of roads, sewers, and main drains on the estate with obligation to share maintenance costs until adopted by local authority.

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

🕛 To be provided

Planning and development

<mark>జ</mark>ి No

### Listing and conservation

<mark>쏭</mark> No

### Accessibility

2) 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 26 Mar 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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