

Material Information Certificate

Address Source: HM Land Registry

Genoa

Ocean Court

Salcombe

Devon

TQ88HJ

UPRN: 10009312326

EPC Expired Source: GOV.UK



Energy Performance Certificate

The EPC certificate has expired and no newer certificate found, we'll keep retrying.

NTS Part A

Source: HM Land Registry **Tenure**



Leasehold

The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Genoa, Ocean Court, Devon Road, Salcombe and parking space (TQ8 8HJ). NOTE: As to the part tinted blue on the title plan only the ground floor flat is included in the title.

Title number DN529970.

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

Tenure marketed as: Leasehold

Local council Source: Valuation Office Agency

Council Tax band: D

Authority: South Hams District Council

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

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.

NAME	Standard
MAX DOWNLOAD	19 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	1800 Mb
MAX UPLOAD	220 Mb
AVAILABILITY	
DETAILS	

Mobile coverage Source: Ofcom

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

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	Three
COVERAGE	OK
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	1
DETAILS	

NTS Part C

Building safety issues		
<u>o</u>)	No	
Restrictions Source: HM Land Registry		
	No restrictions or restrictive covenants found in the title register	
Rigl	hts and easements	
<u>o</u>)	Public right of way through and/or across your house, buildings or land	l: No
Floo	od risk	
	No River and sea flooding risk: Very Low; Surface water flooding risk: Very Low; Reserisk; Groundwater flooding risk: Unlikely	ervoir flooding risk: Not at
Y	History of flooding No history of flooding has been reported.	
Coa	astal erosion risk	
	No	
Plar	nning and development	
2)	No	
List	ing and conservation	
<u>o</u>)	No	
Acc	essibility	
0)	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 27 Jan 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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