## Moverly

### **Material Information Certificate**

### Address

Bonne Vue
Bonaventure Road
Salcombe
Devon
TQ8 8BE
UPRN: 100041202456

### EPC

Source: GOV.UK

Source: HM Land Registry

📀 Current rating: D

Potential rating: C

Current CO2: 2.7 tonnes

Potential CO2: 1.7 tonnes

Expires: 18 Jul 2027

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/8873-7823-5810-3224-1996

### NTS Part A

### Tenure

Source: HM Land Registry

### Leasehold

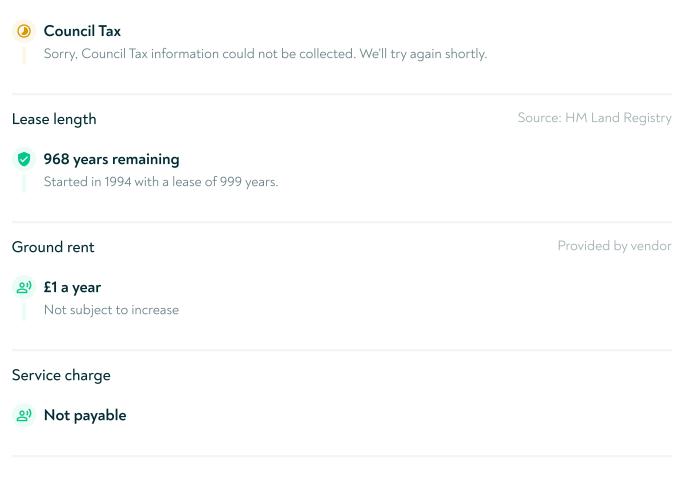
The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being Bonne Vue, Bonaventure Road, Salcombe (TQ8 8BE). NOTE: The flat is on the first floor.

Title number DN705895.

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

### 관 Tenure marketed as: Leasehold

### Local council



### NTS Part B

### Construction

**2** Standard construction

#### Property type

🙁 Semi-detached, Maisonette

Number of floors: **2** 

Entrance on floor: 1

Has lift: **No** 

Over commercial premises: No

Floorplan: To be provided

### Parking

🙁 Driveway, Private, Allocated

### 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

Source: Ofcom

The property has Superfast broadband available.
The connection type is "FTTC (Fibre to the Cabinet)".
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### Mobile coverage

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### NTS Part C

### Building safety issues

<mark>쏭</mark> No

### Vitle DN705895 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No building other than a dwelling house is allowed on the land without consent. Permission required to build stabling. - Only one house of no less than £250 value can be erected on the land. - Boundary walls or fences must be built between four and five feet six inches high. - Houses must be built with approved plans regarding construction and exterior. - The property must be used only for private dwelling, lodging, or professional residence. - The land to be used only for garden, meadow, plant nursery, or orchard until developed. - No turf, stone or soil to be removed from the land except for necessary construction work.

### **Rights and easements**

Title DN705895 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The land benefits from any legal easements granted by the lease dated 5 November 2018.

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

#### A History of flooding

No history of flooding has been reported.

### Coastal erosion risk

① To be provided

#### Planning and development

2 No

#### Listing and conservation

<mark>జి</mark> No

### Accessibility

**쓰** None

### 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 - a detailed search report can help to determine the impact.

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### **Moverly has certified this data** Accurate as of 12 May 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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