

## Address

Source: HM Land Registry

-  **Old Orchard House**  
Two Mile Oak  
Newton Abbot  
Devon  
TQ12 6DD  
UPRN: 10032963241

EPC Expired



Source: GOV.UK

-  **Energy Performance Certificate**  
The EPC Rating was verified as D but the certificate has expired, we'll keep retrying.

## NTS Part A

## Tenure

Source: HM Land Registry

-  **Freehold for DN197640**  
The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land adjoining Old Orchard House, Denbury.  
Title number DN197640.  
Absolute Freehold is the class of tenure held by HM Land Registry.
- Freehold for DN340998**  
The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the east side of Dornafeld Lane, Ipplepen, Newton Abbot.  
Title number DN340998.  
Absolute Freehold is the class of tenure held by HM Land Registry.
-  Tenure marketed as: **Freehold**



Council Tax band: **F**

Authority: **Teignbridge District Council**

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## NTS Part B

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### Construction



**Standard construction**

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### Property type



**Detached, House**

Floorplan: **To be provided**

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### Parking



**Driveway**

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### Electricity



Mains electricity: **Mains electricity supply is connected.**

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### Water and drainage



**Connected to mains water supply**

Mains surface water drainage: **No**

Sewerage: **Septic tank**

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### Heating



**No heating system is installed.**




**Double glazing, Night storage, Underfloor heating, and Wood burner are installed.**


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 **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.


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NAME	<b>Standard</b>
MAX DOWNLOAD	8 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	

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NAME	<b>Superfast</b>
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	
DETAILS	

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NAME	<b>Ultrafast</b>
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	
DETAILS	

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# Mobile coverage

Source: Ofcom



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

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PROVIDER **EE**

COVERAGE OK

SIGNAL STRENGTH 

DETAILS

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PROVIDER **O2**

COVERAGE Great

SIGNAL STRENGTH 

DETAILS

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PROVIDER **Three**

COVERAGE OK

SIGNAL STRENGTH 

DETAILS

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PROVIDER **Vodafone**

COVERAGE Good

SIGNAL STRENGTH 

DETAILS

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# NTS Part C

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## Building safety issues

 No


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## Restrictions

 **To be provided**


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## Rights and easements


 Public right of way through and/or across your house, buildings or land: **No**

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## Flooding

 **Flood risk: A flood risk has been identified.**  
The following risks have been identified - a full environmental search which includes flood risks will provide more detail: - Surface water: High - Rivers and sea: Very low - Reservoirs: Not at risk - Groundwater: Unlikely

 **Historical flooding: History of flooding**  
No history of flooding has been reported.

 **Flood defences: Flood defences**  
Excavated ditches.

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## Coastal erosion risk

 **No coastal erosion risk has been identified.**

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## Planning and development

 No

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## Listing and conservation

 No

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## Accessibility

 None

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## Mining



**No coal mining risk identified**

**No mining risk (other than coal mining) identified**

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## Additional information

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### Loft access



**The property has access to a loft.**

The loft is insulated and boarded and is accessed by: Hatch from upstairs corridor

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### Outside areas



**Outside areas: Side garden, Balcony, and Rear garden.**

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### Specialist issues



**Asbestos: No asbestos has been disclosed.**



**Japanese Knotweed: It is not known if japanese knotweed is present.**

A surveyor will be able to provide more detail.



**Ongoing health or safety issue: No ongoing health or safety issue has been disclosed.**



**Subsidence or structural fault: No subsidence or structural fault has been disclosed.**



**Dry rot, wet rot or damp: No dry rot has been disclosed.**

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### Onward chain



**Onward chain**

This sale is not dependent on completion of the purchase of another property.

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## **Moverly has certified this data**

Accurate as of 18 November 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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