

Address

Source: HM Land Registry

 **14 Round Berry Drive**
Salcombe
Devon
TQ8 8LY
UPRN: 10004740897

EPC Expires soon

Source: GOV.UK

 Current rating: **Survey Instructed**
Potential rating: **B**
Current CO2: **6.1 tonnes**
Potential CO2: **2.9 tonnes**
Expires: **30 November 2026**
[View certificate on GOV.UK](#)
[Download EPC report](#)

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 14 Round Berry Drive, Salcombe (TQ8 8LY).
Title number DN48416.
Absolute Freehold is the class of tenure held by HM Land Registry.

 Tenure marketed as: **Freehold**



Council Tax band: **E**

Authority: **South Hams District Council**

NTS Part B

Construction



Standard construction

Property type



Detached, House

Floorplan: **To be provided**

Parking



Garage, Driveway, Off Street

Electricity



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

Water and drainage



Connected to mains water supply

Mains surface water drainage: **Yes**

Sewerage: **Connected to mains sewerage**

Heating



Oil-powered central heating is installed.

The system was installed at an unknown date.



Double glazing is installed.

 **The property has Superfast broadband available.**

The connection type is "FTTC (Fibre to the Cabinet)".

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	
--------------	---

DETAILS

NAME	Superfast
------	------------------

MAX DOWNLOAD	80 Mb
--------------	-------

MAX UPLOAD	20 Mb
------------	-------

AVAILABILITY	
--------------	---

DETAILS

NAME	Ultrafast
------	------------------

MAX DOWNLOAD	Unavailable
--------------	-------------

MAX UPLOAD	Unavailable
------------	-------------

AVAILABILITY	
--------------	---

DETAILS

Mobile coverage

Source: Ofcom



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

PROVIDER

EE

COVERAGE

Good

SIGNAL STRENGTH



DETAILS

PROVIDER

O2

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

PROVIDER

Three

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

PROVIDER

Vodafone

COVERAGE

Good

SIGNAL STRENGTH



DETAILS

NTS Part C

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

 **Title DN48416 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - Restrictive covenants contained in the Transfer dated 8 August 1975 (original filed). The exact wording is not shown on the copy of the register; the Transfer also contains an agreement/declaration about any right to light or air.

Rights and easements

 **Title DN48416 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- The property has the benefit of rights granted by the Transfer dated 8 August 1975 (details not shown on the register copy). - The land is subject to rights of entry allowing neighbouring owners to enter to maintain and repair the external walls of dwellinghouses and buildings on adjoining land.

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

Flooding

 Flood risk: **No flood risk has been identified.**

 Historical flooding: **History of flooding**

No history of flooding has been reported.

 Flood defences: **Flood defences**

Flood defences are installed.

Coastal erosion risk

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

Planning and development

 **No**

Listing and conservation

 **No**

Accessibility

 **None**

Mining

 **No coal mining risk identified**

No mining risk (other than coal mining) identified

Additional information

Price paid

Source: HM Land Registry

 **£334,000 (DN48416)**

Paid on 3 October 2007

The price stated to have been paid on 19 September 2007 was £334,000.

Loft access

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

The loft is insulated and unboarded and is accessed by: Hatch above upper landing

Outside areas

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

Specialist issues

-  Asbestos: **No asbestos has been disclosed.**
 -  Japanese Knotweed: **No japanese knotweed has been disclosed.**
 -  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.**
-

Onward chain

-  **Onward chain**
This sale is dependent on completion of the purchase of another property.
-



Moverly has certified this data

Accurate as of 23 February 2026

The data is aggregated from variety of sources including HM Land Registry, GOV.UK and is accurate at the time of this certificate.