

### Address

Source: HM Land Registry

- ✓ **19 Bidders Close**
  - Stoke Fleming**
  - Dartmouth**
  - Devon**
  - TQ6 0NZ**
  - UPRN: **100040274014**

### EPC

Source: GOV.UK

- ✓ **Current rating: F**
  - Potential rating: C**
  - Current CO2: 4.4 tonnes**
  - Potential CO2: 2.7 tonnes**
  - Expires: 13 June 2032**
  - 🔗 [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 19 Bidders Close, Stoke Fleming, Dartmouth (TQ6 0NZ).
  - Title number DN152283.
  - Absolute Freehold is the class of tenure held by HM Land Registry.
- 👤 Tenure marketed as: **Freehold**



Council Tax band: **C**

Authority: **South Hams District Council**

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## NTS Part B

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### Construction



**Standard construction**

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### Property type



**Semi-detached, House**

Floorplan: **To be provided**

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### Parking



**Driveway**

Electric vehicle charging point: **Yes**

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### Electricity



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



**Solar panels are installed.**

The panels are not owned outright

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### Water and drainage



**Connected to mains water supply**

Mains surface water drainage: **Yes**

Sewerage: **Connected to mains sewerage**

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## Heating

 Room heaters only - no central heating system.

 Double glazing and Wood burner are installed.

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 **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.

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NAME	<b>Standard</b>
MAX DOWNLOAD	17 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	

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NAME	<b>Superfast</b>
MAX DOWNLOAD	48 Mb
MAX UPLOAD	8 Mb
AVAILABILITY	
DETAILS	

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NAME	<b>Ultrafast</b>
MAX DOWNLOAD	1800 Mb
MAX UPLOAD	1000 Mb
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

Good

SIGNAL STRENGTH



DETAILS

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PROVIDER

**O2**

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

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PROVIDER

**Three**

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

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PROVIDER

**Vodafone**

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

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# NTS Part C

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## Building safety issues



**Yes**

Defects or hazards: **Asbestos roof on outbuilding**

Work already done: **None**

Work to be done: **None**

Potential cost: **Unknown**

Impact on the ability to reside at the property: **No**

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## Restrictions

Source: HM Land Registry



**Title DN152283 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - Restriction recorded in the proprietorship register: "Except under an order of the registrar no transfer or lease by the proprietor of the land or by the proprietor of any registered charges is to be registered unless made in accordance with Section 19 of the Housing Act 1980." Plain English: the Land Registry will not register any transfer or lease of the property (or any dealing by the charge-holder) unless the registrar allows it and it complies with Section 19 of the Housing Act 1980. This is an administrative restriction that controls how title can be transferred and may relate to the special terms under that Act. You will need the registrar's clearance (and to meet the Act's requirements) for some transactions. - Restrictive covenants in the 17 October 1983 Transfer (original deed filed) – the title says the transfer from South Hams District Council to the original owners contains restrictive promises (covenants). Plain English: these are promises that limit what the owner can do with the land (for example, limits on building, use, or fencing). The title does not give the exact wording here; you must read the 1983 transfer to know the precise bans or obligations (for example, whether you may alter buildings, put up boundary fences above a certain height, run a business from the house, etc.). - Provision about boundary structures in the 17 October 1983 Transfer – Plain English: the transfer contains a rule about boundary walls/fences (who must keep them in repair or where they can be built). The title does not show the detail; inspect the transfer deed for exact responsibilities and limits.

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## Rights and easements

### **Title DN152283 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- Easements and rights referred to in the Transfer dated 17 October 1983 and paragraph 2 of Schedule 2 of the Housing Act 1980 – Plain English: the property both benefits from and is subject to certain rights over neighbouring land (for example rights of support, drains, or ways across land) which were set out in the 1983 transfer and in the statutory rights referenced. The title does not list their full wording here. To know what positive rights you have (for example a right of way, shared drains, or rights to light) and what rights others have over your land, you must read the original 1983 transfer and any linked documents.

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

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## 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.

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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

### **In a conservation area**

South Hams

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## Accessibility

### **None**

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## 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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## Additional information

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### Price paid

Source: HM Land Registry

 **£290,000 (DN152283)**

Paid on 10 March 2022

The price stated to have been paid on 2 March 2022 was £290,000.

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### Loft access

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

The loft is insulated and boarded and is accessed by: Hatch and ladder

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### Outside areas

 **Outside areas: Rear garden.**

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### Specialist issues

 **Asbestos: An asbestos issue has been disclosed.**

Outbuilding roof and under outbuilding. A surveyor will be able to provide more detail.

 **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: A dry rot issue has been disclosed.**

Cavity wall airbricks installed. A surveyor will be able to provide more detail.

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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 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.

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