

Address

Source: HM Land Registry

**3 Penn Torr****Herbert Road****Salcombe****Devon****TQ8 8JD**UPRN: **10009311431**

EPC

**Energy Performance Certificate**

We checked, and no Energy Performance Certificate was found for this property. We'll keep retrying so when one is registered, we'll fetch it.

NTS Part A

Tenure

**Title not available**

Title number not provided.



Tenure marketed as: **Share of Freehold**

Local council

Source: Valuation Office Agency

**Council Tax band: E**Authority: **South Hams District Council**

Lease length

Provided by vendor

**979 years remaining**

Started in 2005 with a lease of 999 years.

Ground rent

 **Not payable**

Service charge

 **£960 a year**

NTS Part B

Construction

 **Standard construction**

Property type

 **Other build form, Flat**

Number of floors: **2**

Has lift: **No**

Over commercial premises: **No**

Floorplan: **To be provided**

Parking

 **Allocated**

Electricity

 **Connected to mains electricity**

Water and drainage

 **Connected to mains water supply**

Mains surface water drainage: **No**

Sewerage: **Connected to mains sewerage**

Heating




✓ Central heating, Mains gas

Heating features: **Double glazing**

 **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	20 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 

DETAILS

PROVIDER **O2**

COVERAGE Great

SIGNAL STRENGTH 

DETAILS

PROVIDER **Three**

COVERAGE Great

SIGNAL STRENGTH 

DETAILS

PROVIDER **Vodafone**

COVERAGE Great

SIGNAL STRENGTH 

DETAILS

NTS Part C

Building safety issues

 **No**

Restrictions

 **To be provided**

Rights and easements

 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

 **History of flooding**

No history of flooding has been reported.

Coastal erosion risk

 **To be provided**

Planning and development

 **No**

Listing and conservation

 **No**

Accessibility

 **Level access, Lateral living**

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 8 Apr 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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