

### Address

Source: HM Land Registry

✓ **Fern Acre**  
**Slapton**  
**Kingsbridge**  
**Devon**  
**TQ7 2QT**  
UPRN: **10093771900**

### EPC

Source: GOV.UK

✓ Current rating: **A**  
Potential rating: **A**  
Current CO2: **-1.2 tonnes**  
Potential CO2: **-1.4 tonnes**  
EPC certificate number: **9651-3030-1301-2497-0200**  
Expires: **14 September 2033**

### 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 Fern Acre, Slapton, Kingsbridge (TQ7 2QT).  
Title number DN726157.  
Absolute Freehold is the class of tenure held by HM Land Registry.  
👤 Tenure marketed as: **Freehold**

#### Local council

🕒 **Council Tax**  
Sorry, Council Tax information could not be collected. We'll try again shortly.

### NTS Part B

#### Construction

👤 **Standard construction**

#### Property type

👤 **Detached, House**  
Number of floors: **2**  
Floorplan: **To be provided**

#### Parking

🚫 **Garage, Driveway, Private**  
Dropped kerb access: **To be provided**

## Electricity


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

Mains electricity supply: Yes

 **Solar panels are installed**

The panels are owned outright

## Water and drainage

 **Not connected to mains water supply**


Bore hole

Mains surface water drainage: **No**

Sewerage: **Connected to mains sewerage**

Private water supply costs: **No associated costs**

## Heating

 **Electricity-powered central heating is installed**

Heating system: Electricity-powered central heating

 **Double glazing, Underfloor heating, Wood burner, and Ground source heat pump are installed**




Other heating features: Double glazing, Underfloor heating, Wood burner, and Ground source heat pump

## Broadband

Source: Ofcom

 **The property has Superfast broadband available**

Broadband speed: Superfast

Standard	2 Mb	0.3 Mb	
Superfast	80 Mb	20 Mb	
Ultrafast	Unavailable	Unavailable	

## Mobile coverage

Source: Ofcom





EE

OK



O2

OK



Three

Great



Vodafone

OK




## NTS Part C

### Building safety issues

 **No**


### Restrictions


Source: HM Land Registry

 **Title DN726157 contains restrictions or restrictive covenants**

Restrictive covenants (Title DN726157): Present


Rights and easements


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


 Private right of way through and/or across your house, buildings or land: **To be provided**


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Flooding

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


 Historical flooding: **History of flooding**  
History of flooding: No

 Storm, fire and flood damage: **To be provided**

 Flood defences: **Flood defences**  
Flood defences: Yes

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Coastal erosion risk

 **No coastal erosion risk has been identified**  
Coastal erosion risk: No

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Planning and development

 **No**

Neighbour 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

Price paid

 **£270,000 (DN726157)**


Source: HM Land Registry

Paid on 12 May 2021

The price stated to have been paid on 11 September 2020 was £270,000.


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Loft access

 **The property does not have access to a loft.**







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Outside areas


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

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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.**
-  Wells, ditches and shafts: **To be provided**
- Damaged or exposed electrics: **To be provided**
- Damage to flooring or staircases: **To be provided**
- Known areas in poor condition: **To be provided**


Onward chain

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

Warranties and guarantees

-  New home warranty: **To be provided**
- Roofing work: **To be provided**
- Damp proofing treatment: **To be provided**
- Timber rot or infestation treatment: **To be provided**
- Central heating and plumbing: **To be provided**
- Double glazing: **To be provided**
- Electrical repair or installation: **To be provided**

Insurance claims

-  Insurance claims: **To be provided**

Other material issue

-  Other material issue: **To be provided**



Moverly has certified this data

Accurate as of 9 June 2026

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