

Address

Source: HM Land Registry

✔ **5 Island Street**
Salcombe
Devon
TQ8 8DP

UPRN: **100040296180**

EPC

Source: GOV.UK

✔ Current rating: **D**

Potential rating: **B**

Current CO2: **4.4 tonnes**

Potential CO2: **1.4 tonnes**

EPC certificate number: **9636-3945-8202-2134-1200**

Expires: **17 December 2034**

NTS Part A

Tenure

Source: HM Land Registry

✔ **Freehold for DN244709**

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 5 Island Street, Salcombe (TQ8 8DP).
Title number DN244709.
Absolute Freehold is the class of tenure held by HM Land Registry.

👤 **Unknown ownership type (unknown title number)**

Title number not provided.

👤 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

👤 **Mid-terrace, House**

Number of floors: **2**


Floorplan: **To be provided**

Parking


 **None**

- Controlled parking zone: **Yes**
- Parking permit cost: **To be provided**
- Dropped kerb access: **To be provided**

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

 **Mains gas-powered central heating is installed**

The system was installed at an unknown date.


 **Double glazing is installed**

Broadband

Source: Ofcom

 **The property has Superfast broadband available**

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

Standard	16 Mb	1 Mb	
Superfast	80 Mb	20 Mb	
Ultrafast	Unavailable	Unavailable	

Mobile coverage

Source: Ofcom





EE

Great



O2

Great



Three

Great



Vodafone

Great



NTS Part C

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

✔ Title DN244709 contains restrictions or restrictive covenants

Here is a summary but a property lawyer can advise further:

- The walls on the West and East sides of the house are 'party walls'. This means they are shared with the neighbours, and any maintenance or changes to these walls must be agreed upon with the people living next door.
- The property is subject to a right for the owners of the neighbouring houses at 7 and 9 Island Street to use the drain on this land. This means the current owner cannot block or interfere with the neighbours' ability to send water and waste through that specific drainage pipe.

Rights and easements

✔ Title DN244709 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property has a legal right to use a specific drain to carry water and waste away from the house.

- The property has a right of way on foot over the neighbouring land. This allows the owner to walk across a specific area (marked in green on the official plan) to access the property.

👤 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**

Flooding

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

👤 Historical flooding: **History of flooding**

No history of flooding has been reported.

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

👤 Flood defences: **Flood defences**

Flood defences are installed.

Coastal erosion risk

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

Planning and development

⚠ **No**

Neighbour development: **No**

Listing and conservation

👤 **In a conservation area**

Conservation area CONSAREA_32: Salcombe.

Accessibility

👤 **None**

Mining

✔ **No coal mining risk identified**


No mining risk (other than coal mining) identified

Additional information

Loft access


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

Outside areas

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

Rising damp only affecting the ground floor treated by Heritage Preservation. A surveyor will be able to provide more detail.

 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 not 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 8 May 2026

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