

Address

Source: HM Land Registry



Prospects

Coronation Road

Salcombe

Devon

TQ8 8EA

UPRN: 100040295747

EPC

Source: GOV.UK

Current rating: **D**Potential rating: **C**Current CO2: **3.1 tonnes**Potential CO2: **2.3 tonnes**EPC certificate number: **9736-2623-4600-0123-4296**Expires: **22 July 2036**

NTS Part A

Tenure

Source: HM Land Registry



Leasehold

The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Prospects, Coronation Road, Salcombe (TQ8 8EA). NOTE: As to the land tinted blue on the filed plan only the ground floor flat is included in this title.

Title number DN268284.

Absolute Leasehold is the class of tenure held by HM Land Registry.

Tenure marketed as: **Share of Freehold**

Local council



Council Tax

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

Lease length

Source: HM Land Registry



962 years remaining

Started in 1989 with a lease of 999 years.

Ground rent



Not payable

Service charge



Not payable

NTS Part B

Construction



Standard construction

Property type

 **Semi-detached, Flat**

- Number of floors: 2
- Entrance on floor: 1
- Has lift: No
- Over commercial premises: No
- Floorplan: To be provided

Parking

 **Allocated**

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

Electricity

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

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**
Heating system: Mains gas-powered central heating
 **No additional heating features are installed**
Other heating features: None

Broadband

Source: Ofcom

 **The property has Ultrafast broadband available**
Broadband speed: Ultrafast

Standard	17 Mb	1 Mb	
Superfast	50 Mb	8 Mb	
Ultrafast	1800 Mb	220 Mb	

Mobile coverage

Source: Ofcom

	EE	Great	
	O2	Great	
	Three	OK	
	Vodafone	Great	

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

 **Title DN268284 contains restrictions or restrictive covenants**

Restrictive covenants (Title DN268284): **Present**

Rights and easements

 **Title DN268284 contains beneficial rights or easements**

Here is a summary but a property lawyer can advise further:- The property benefits from legal rights granted in the lease, which might include things like access to shared areas or utilities.

- A legal document from 1927 mentions specific rights that are reserved, which are benefits or permissions related to the land.

 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**

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**

Coastal erosion risk

 **No coastal erosion risk has been identified**

Coastal erosion risk: **No**

Planning and development

 **No**

Neighbour development: **Yes**

Redevelopment of next door property. Works to be complete Oct 2026

Listing and conservation

 **No**

Accessibility

 **None**

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 (stone) - a detailed search report can help to determine the impact.

Additional information

Price paid

Source: HM Land Registry

✓ **£500,000 (DN268284)**

Paid on 22 August 2017

The price stated to have been paid on 13 July 2017 was £500,000.

Loft access

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

Outside areas

👤 **Outside areas: Front garden and Rear garden**

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.**

Back room tanked and fully treated for damp in 2024. 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.

Managing agent

👤 **unknown**

unknown@unknown.com

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 27 July 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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