

Address

Source: HM Land Registry

- ✓ **The Beeches**
 - Hillhead
 - Brixham
 - Devon
 - TQ5 0EX
 - UPRN: **10008922686**

EPC

Source: GOV.UK

- ✓ Current rating: **D**
 - Potential rating: **C**
 - Current CO2: **11 tonnes**
 - Potential CO2: **9.3 tonnes**
 - Expires: **14 April 2036**
 - 🔗 [View certificate on GOV.UK](#)
 - ⬇️ [Download EPC report](#)
 - ⬇️ [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 The Beeches, Guzzle Down, Kingswear Road, Hillhead, Brixham, (TQ5 0EX).
 - Title number DN103508.
 - 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, Gated, Off Street, Rear, Private

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

Oil-powered central heating is installed



The system was installed at an unknown date.



Double glazing and Wood burner are installed



 **The property has Superfast broadband available**

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

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	7 Mb
MAX UPLOAD	0.8 Mb
AVAILABILITY	
DETAILS 	

NAME	Superfast
MAX DOWNLOAD	36 Mb
MAX UPLOAD	7 Mb
AVAILABILITY	
DETAILS 	

NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	
DETAILS 	

Mobile coverage

Source: 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

Building safety issues

 **No**

Restrictions

Source: HM Land Registry


 **Title DN103508 contains restrictions or restrictive covenants**

Here is a summary but a property lawyer can advise further: - The property is subject to legal rights (called easements) granted to others in a Deed from May 1980. This means that neighbours or utility companies might have the right to use or access parts of the land for specific reasons, which limits the owner's ability to block or change those areas.

Rights and easements


 **Title DN103508 contains beneficial rights or easements**

Here is a summary but a property lawyer can advise further:- The property has the benefit of legal rights (called easements) created by a Deed in May 1980. These are positive rights that allow the owner to use or access something on neighbouring land, such as pipes, cables, or a path. An easement is a legal right to use someone else's land for a specific purpose.

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

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.

Coastal erosion risk

 **No coastal erosion risk has been identified**

Planning and development

 **No**

Listing and conservation

 **Tree Preservation Order in place**

Accessibility

 **None**

Mining


 **No coal mining risk identified**

No mining risk (other than coal mining) identified

Additional information

Price paid


Source: HM Land Registry

 **£500,000 (DN103508)**

Paid on 23 December 2014

The price stated to have been paid on 9 December 2014 was £500,000.

Loft access

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

Loft boarded No #### Loft insulated Yes #### Access details Via a staircase from the upper hallway.

The loft is partially boarded.

Outside areas

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

Specialist issues



Asbestos: An asbestos issue has been disclosed.

The garage ceiling. 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: No dry rot has been disclosed.

Onward chain



Onward chain

This sale is dependent on completion of the purchase of another property.



Moverly has certified this data

Accurate as of 16 April 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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