Material Information Certificate

Address

Source: HM Land Registry

Over Beadon
Main Road
Salcombe
Devon
TQ8 8AD

UPRN: **100040296402**

EPC

Source: GOV.UK

Current rating: **D**

Potential rating: **B**

Current CO2: **3.4 tonnes**

Potential CO2: **1.3 tonnes**

EPC certificate number: **2488-0088-7249-2261-5934**

Expires: **27 January 2029**

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 Over Beadon, Main Road, Salcombe (TQ8 8AD).
Title number DN130099.
Absolute Freehold is the class of tenure held by HM Land Registry.

Tenure marketed as: **Freehold**

Local council

Source: Valuation Office Agency

Council Tax band: **E**

Authority: **South Hams District Council**

NTS Part B

Construction

Standard construction

Property type

Detached, Bungalow

Floorplan: **To be provided**

Parking

Driveway, Off Street, Private

Disabled parking: **Yes**

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

Double glazing and Underfloor heating are installed

Other heating features: Double glazing and Underfloor heating

Broadband

Source: Ofcom

The property has Ultrafast broadband available

Broadband speed: Ultrafast

Standard	17 Mb	1 Mb	✓
Superfast	80 Mb	20 Mb	✓
Ultrafast	1800 Mb	220 Mb	✓

Mobile coverage

Source: Ofcom

EE	Great	
O2	Great	
Three	Great	
Vodafone	Good	

NTS Part C

Building safety issues

No

Restrictions

Source: HM Land Registry

Title DN130099 contains restrictions or restrictive covenants

Restrictive covenants (Title DN130099): Present

Rights and easements

Title DN130099 contains beneficial rights or easements

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

- The title benefits from a right for the owner of the retained land to enter neighbouring land with workers and materials when reasonably needed to inspect, repair, renew or maintain the boundary fence and its footings. Any damage caused must be made good.
- The title also benefits from other rights that would legally have arisen in favour of the retained land under the circumstances described in the 1983 transfer; their precise details are not set out in the register.

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

Flooding	Flood risk: **No flood risk has been identified** Flood risk: No Historical flooding: **History of flooding** History of flooding: No 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: **No**
Listing and conservation	**No**
Accessibility	**Level access shower**
Mining	**No coal mining risk identified** **No mining risk (other than coal mining) identified**

Additional information

Price paid Source: HM Land Registry	**£425,000 (DN130099)** Paid on 7 June 2019 The price stated to have been paid on 7 June 2019 was £425,000.
Loft access	**The property has access to a loft.** **Loft boarded** No **Loft insulated** Yes **Access details** Loft ladder.
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: **No dry rot has been disclosed.**

Onward chain

Onward chain

This sale is not dependent on completion of the purchase of another property.

Moverly has certified this data

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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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