

Address

Source: HM Land Registry



63 Garden Road

Walton on the Naze

Essex

CO14 8RR

UPRN: 100090641428

EPC

Source: GOV.UK

Current rating: **D**Potential rating: **C**Current CO2: **4 tonnes**Potential CO2: **1.8 tonnes**Expires: **12 Mar 2028**Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/8858-7827-5690-9637-2996>

NTS Part A

Guide price



£349,950

Tenure

Source: HM Land Registry

**Freehold**

Absolute Freehold

Tenure marketed as: **Freehold**

Local council

Source: Valuation Office Agency

Council Tax band: **D**Authority: **Tendring District Council**

NTS Part B

Rooms

 Bedrooms: **3**


Bathrooms: **2**

Receptions: **1**

Construction


 **Standard construction**

Property type

 **Detached, Bungalow**

Floorplan: **To be provided**


Parking

 **Driveway, Off Street, Garage**

Electricity

 **Connected to mains electricity**


Water and drainage

 **Connected to mains water supply**

Mains surface water drainage: **Yes**

Sewerage: **Connected to mains sewerage**


Heating

 **Central heating, Mains gas**

Heating features: **Double glazing, Night storage**




Broadband

Source: Ofcom

 **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.

	MAX DOWNLOAD	MAX UPLOAD	AVAILABILITY
Standard	7 Mb	0.8 Mb	
Superfast	75 Mb	20 Mb	
Ultrafast	Unavailable	Unavailable	

Mobile coverage

Source: Ofcom



Actual services available may be different (data provided by Ofcom).



EE

Great



O2

Great



Three

Great



Vodafone

Great



NTS Part C

Building safety issues



No

Restrictions

Source: HM Land Registry



Title EX136352 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - The layout of the land must be approved and allow free access to the adjoining land. (Conveyance dated 4 June 1964) - The land cannot be used for business except for specific professions and must remain a private dwelling. (Transfer dated 18 August 1967) - There are particular requirements about maintaining and constructing certain roads and drains. (Transfer dated 18 August 1967)

Rights and easements



Title EX136352 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property has certain rights granted and reserved by the Transfer dated 18 September 1970.

Public right of way through and/or across your house, buildings or land:

No

Flood risk



No

River and sea flooding risk: Very Low; Surface water flooding risk: Low; Reservoir flooding risk: Not at risk; Groundwater flooding risk: Unlikely

History of flooding

No history of flooding has been reported.

Coastal erosion risk



No

Planning and development



No

Listing and conservation



No

Accessibility



None

Coalfield or 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 (landslide hazard) - a detailed search report can help to determine the impact.



Moverly has certified this data

Accurate as of 29 Oct 2024

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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