

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	 The property has Superfast broadband available. Source: Ofcom The connection type is "FTTC (Fibre to the Cabinet)". <p>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.</p>			
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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