

## Address

Source: HM Land Registry

**Mill Cottage****Bolberry****Kingsbridge****Devon****TQ7 3EA**UPRN: **10008917835**

## EPC

Source: GOV.UK

Current rating: **F**Potential rating: **B**Current CO2: **14 tonnes**Potential CO2: **3.3 tonnes**Expires: **12 May 2034**Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/9134-4625-3300-0637-7202>

## 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 Mill Cottage, Bolberry, Malborough, Kingsbridge (TQ7 3EA).

Title number DN69849.

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

Tenure marketed as: **Freehold**



Council Tax band: **G**

Authority: **South Hams District Council**

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## NTS Part B

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### Construction



**Non-standard construction**

Part old construction and part modern. Thatched roof

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### Property type



**Detached, House**

Floorplan: **To be provided**

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### Parking



**Driveway, Garage**

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### Electricity



**Connected to mains electricity**

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### Water and drainage



**Not connected to mains water supply**

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Mains surface water drainage: **No**

Sewerage: **Sewerage treatment plant**

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### Heating




**Central heating, Oil**

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 **The property has only Standard broadband available.**

The connection type is "ADSL copper wire".

 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.

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NAME	<b>Standard</b>
MAX DOWNLOAD	26 Mb
MAX UPLOAD	2 Mb
AVAILABILITY	

DETAILS

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NAME	<b>Superfast</b>
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	

DETAILS

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NAME	<b>Ultrafast</b>
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	

DETAILS

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## Mobile coverage

Source: Ofcom



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

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PROVIDER **EE**

COVERAGE Great

SIGNAL STRENGTH 

DETAILS

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PROVIDER **O2**

COVERAGE OK

SIGNAL STRENGTH 

DETAILS

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PROVIDER **Three**

COVERAGE OK

SIGNAL STRENGTH 

DETAILS

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PROVIDER **Vodafone**

COVERAGE OK

SIGNAL STRENGTH 

DETAILS

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# NTS Part C

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## Building safety issues

 No

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## Restrictions

Source: HM Land Registry

 **No restrictions or restrictive covenants found in the title register**

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## Rights and easements

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

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## Flood risk

 **Yes**

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

 **History of flooding**

No history of flooding has been reported.

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## Coastal erosion risk

 **No**

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## Planning and development

 **No**

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## Listing and conservation

 **No**

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## Accessibility

 **Level access**

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## 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 20 Jan 2025

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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