## Moverly

### **Material Information Certificate**

Source: HM Land Registry

#### Address

2 The Nook
 Thurlestone
 Kingsbridge
 Devon
 TQ7 3NL
 UPRN: 10004741398

### EPC

Source: GOV.UK

Source: HM Land Registry

Inergy Performance Certificate

Survey already instructed and no newer EPC certificate found, we'll keep retrying.

### NTS Part A

### Tenure

Freehold

The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 2 The Nook, Thurlestone, Kingsbridge (TQ7 3NL).

Title number DN627380.

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

### 의 Tenure marketed as: Freehold

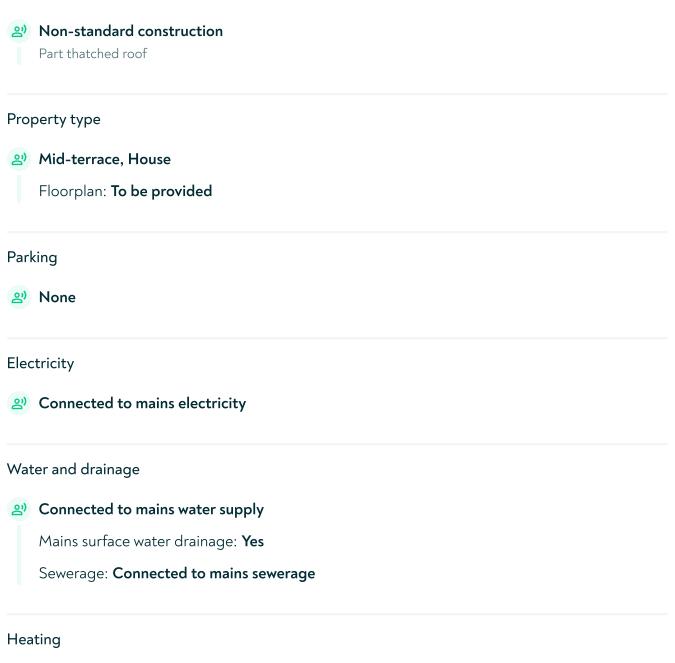
### Local council

### Ouncil Tax

Sorry, Council Tax information could not be collected. We'll try again shortly.

### NTS Part B

### Construction



Central heating, Oil

Heating features: None

### Broadband

# 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.

NAME	Standard
MAX DOWNLOAD	28 Mb
MAX UPLOAD	4 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	×
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	×
DETAILS	

### Mobile coverage

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

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	OK
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	

### NTS Part C

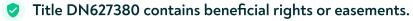
Building safety issues

<mark></mark> No

Restrictions

🕛 To be provided

### **Rights and easements**



Here is a summary but a property lawyer can advise further:- The land has the benefit of rights reserved by a Transfer of the land on the east side of the land in this title dated 17 November 1994, including quasi easements and privileges (other than rights of way) as hitherto enjoyed. - The land has the benefit of the rights granted by and is subject to the rights reserved by a Transfer dated 3 September 2012.

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: Very 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

<mark>జ</mark>ి No

### Listing and conservation

 Is a listed building

 Grade II listed

### Accessibility

**쓰** 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 26 Mar 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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