## Moverly

### **Material Information Certificate**

#### Address

1 Edwards Close
 Thurlestone
 Kingsbridge
 Devon
 TQ7 3BP
 UPRN: 10009313612

#### EPC

Source: GOV.UK

Source: HM Land Registry

Source: HM Land Registry

📀 Current rating: D

Potential rating: C

Current CO2: 6.3 tonnes

Potential CO2: 4.9 tonnes

Expires: 11 Apr 2035

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/0215-3049-8204-5585-0200

## 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 1 Edwards Close, Thurlestone, Kingsbridge (TQ7 3BP).

Title number DN592980.

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

#### 의 Tenure marketed as: Freehold



## NTS Part B

# Construction Standard construction Property type 2 Detached, House Floorplan: To be provided Parking 🙁 Garage, Driveway, Private 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, Oil Heating features: Double glazing, Wood burner

#### 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 3 Mb MAX UPLOAD 0.4 Mb AVAILABILITY C DETAILS NAME SUPERFAST MAX DOWNLOAD 59 Mb MAX UPLOAD 11 Mb AVAILABILITY C DETAILS NAME Ultrafast MAX DOWNLOAD Unavailable MAX UPLOAD Unavailable		
MAX UPLOAD 0.4 Mb AVAILABILITY C DETAILS NAME Superfast MAX DOWNLOAD 59 Mb MAX UPLOAD 11 Mb AVAILABILITY C DETAILS NAME Ultrafast MAX DOWNLOAD Unavailable MAX UPLOAD Unavailable AVAILABILITY (	NAME	Standard
AVAILABILITY DETAILS NAME Superfast MAX DOWNLOAD 59 Mb MAX UPLOAD 11 Mb AVAILABILITY CO DETAILS NAME Ultrafast MAX DOWNLOAD Unavailable AVAILABILITY	MAX DOWNLOAD	3 Mb
DETAILS NAME Superfast MAX DOWNLOAD 59 Mb MAX UPLOAD 11 Mb AVAILABILITY DETAILS NAME Ultrafast MAX DOWNLOAD Unavailable MAX UPLOAD Unavailable AVAILABILITY S	MAX UPLOAD	0.4 Mb
NAME Superfast MAX DOWNLOAD 59 Mb MAX UPLOAD 11 Mb AVAILABILITY C DETAILS Ultrafast MAX DOWNLOAD Ultrafast MAX DOWNLOAD Unavailable MAX UPLOAD Unavailable	AVAILABILITY	
MAX DOWNLOAD 59 Mb MAX UPLOAD 11 Mb AVAILABILITY C DETAILS NAME UItrafast MAX DOWNLOAD Unavailable MAX UPLOAD Unavailable	DETAILS	
MAX UPLOAD 11 Mb AVAILABILITY C DETAILS NAME Ultrafast MAX DOWNLOAD Unavailable MAX UPLOAD Unavailable	NAME	Superfast
AVAILABILITY  DETAILS  NAME  Ultrafast  MAX DOWNLOAD  Unavailable  AVAILABILITY	MAX DOWNLOAD	59 Mb
DETAILS NAME Ultrafast MAX DOWNLOAD Unavailable MAX UPLOAD Unavailable AVAILABILITY	MAX UPLOAD	11 Mb
NAME Ultrafast MAX DOWNLOAD Unavailable MAX UPLOAD Unavailable AVAILABILITY	AVAILABILITY	
MAX DOWNLOAD Unavailable MAX UPLOAD Unavailable AVAILABILITY	DETAILS	
MAX UPLOAD Unavailable AVAILABILITY	NAME	Ultrafast
AVAILABILITY	MAX DOWNLOAD	Unavailable
	MAX UPLOAD	Unavailable
DETAILS	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>알</mark> No

#### Restrictions

Source: HM Land Registry

#### Title DN592980 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - A restriction stating that any new owner needs certification from Acorn Management Company that certain clauses are complied with before acquiring ownership, linked to a Transfer dated 5 October 2006. - A covenant restricting land use to agriculture to the north of this title, historically noted but now released, related to a Conveyance dated 16 March 1968.

#### **Rights and easements**

#### **v** Title DN592980 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Benefit of rights as granted by a Deed dated 3 October 2006. - Benefit of rights granted by a Deed dated 4 October 2006. - Benfit and subject to rights from Transfer dated 4 October 2006. - Benefit of rights from Deed dated 30 November 2007. - Benefit and subject to rights from Transfer dated 27 August 2009.

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

#### Alistory of flooding

No history of flooding has been reported.

#### Coastal erosion risk

🕛 To be provided

#### Planning and development

<mark>쏭</mark> No

#### Listing and conservation

ి No

#### Accessibility

Level access

#### 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 23 Apr 2025

The data is aggregated from variety of sources including HM Land Registry, GOV.UK and is accurate at the time of this certificate.

Contains HM Land Registry data © Crown copyright and database right 2022. This data is licensed under the Open Government Licence v3.0.