

Address

Source: HM Land Registry

**Sunnycot****Hope Cove****Kingsbridge****Devon****TQ7 3HH**UPRN: **10008909455**

EPC

Source: GOV.UK

Current rating: **E**Potential rating: **D**Current CO2: **6.4 tonnes**Potential CO2: **4.2 tonnes**Expires: **2 May 2035**Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2622-0440-2925-5901>

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 Sunny Cottage, Hope Cove, Kingsbridge (TQ7 3HH).

Title number DN382895.

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

Tenure marketed as: **Freehold**

 Council Tax band: **D**

Authority: **South Hams District Council**

NTS Part B

Construction

 **Standard construction**

Property type

 **Detached, House**

Floorplan: **To be provided**

Parking

 **Garage, Driveway**

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**

 **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.

NAME	Standard
MAX DOWNLOAD	4 Mb
MAX UPLOAD	0.6 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	
DETAILS	

Mobile coverage

Source: Ofcom



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

PROVIDER **EE**

COVERAGE Great

SIGNAL STRENGTH 

DETAILS

PROVIDER **O2**

COVERAGE OK

SIGNAL STRENGTH 

DETAILS

PROVIDER **Three**

COVERAGE Unavailable

SIGNAL STRENGTH 

DETAILS

PROVIDER **Vodafone**

COVERAGE OK

SIGNAL STRENGTH 

DETAILS

NTS Part C

Building safety issues

 No

Restrictions

Source: HM Land Registry

 **Title DN382895 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

Rights and easements

 **Title DN382895 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- The right to construct drains into a cesspool on a nearby field with maintenance and repair rights. - The land is subject to a reserved right for maintenance of a water pipe by others.

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

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.

Coastal erosion risk

 **To be provided**

Planning and development

 No

Listing and conservation

 No

Accessibility

 None

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 6 May 2025

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