Moverly

Material Information Certificate

Address

Rock Cottage
South Milton
Kingsbridge
Devon
TQ7 3JG
UPRN: 10008917377

EPC

Source: GOV.UK

📀 Current rating: F

Potential rating: C

Current CO2: 13 tonnes

Potential CO2: 5.2 tonnes

Expires: 2 Jul 2035

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/1200-6227-0922-8509-3353

NTS Part A

Source: HM Land Registry

Source: HM Land Registry

Tenure



Local council

Source: Valuation Office Agency

Council Tax band: G

Authority: South Hams District Council

NTS Part B

Construction

Non-standard construction

The construction is standard for a cottage built in the 1800's. The windows and doors are traditional timber framed, many of them original.

Property type



2 Detached, House

Floorplan: To be provided

Parking

🙁 Garage, Driveway, Off Street, Private, Gated

Electricity

2) Mains electricity: Mains electricity supply is connected.

() Solar panels: **No**

Other sources: To be provided

Water and drainage

Connected to mains water supply

Mains surface water drainage: **No**

Sewerage: Sewerage treatment plant

Heating

- ① Oil-powered central heating is installed.
- 2) Wood burner, Aga/Rayburn, and Open fire are installed.

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	19 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	×

Mobile coverage

Actual services available may be different (data provided by Ofcom). EE PROVIDER ОK COVERAGE SIGNAL STRENGTH DETAILS **O**2 PROVIDER Good COVERAGE , **1** | SIGNAL STRENGTH DETAILS Three PROVIDER Great COVERAGE SIGNAL STRENGTH DETAILS Vodafone PROVIDER Great COVERAGE SIGNAL STRENGTH DETAILS

NTS Part C

Building safety issues

<mark>알)</mark> Yes

Defects or hazards:

The shed containing oil tank has a corrugated asbestos roof and some asbestos sheeting on the back wall. There may be further asbestos elsewhere in the house, but it has never been investigated to our knowledge.

Work already done: I cannot answer this

Work to be done: I cannot answer this

Potential cost: I cannot answer this

Impact on the ability to reside at the property: I cannot answer this

Restrictions

Source: HM Land Registry

Title DN77249 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - If only one owner is selling the property, and the sale involves receiving money for the property, the sale cannot be completed unless a court gives permission. This is to protect the interests of both owners.

Rights and easements

Title DN77249 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property benefits from certain rights over adjoining land as set out in the 1961 Conveyance. The property also has rights relating to the use of a septic tank as set out in the 1968 Deed of Grant.

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

Flooding

Flood risk: No flood risk has been identified.

Historical flooding: History of flooding
No history of flooding has been reported.

Coastal erosion risk

No coastal erosion risk has been identified.

Planning and development

වු	No	
List	ing and conservation	
<u>ಲಿ</u>	No	
Accessibility		
ු)	Ramped access, Wide doorways	
Min	ing	
0	No coal mining risk identified	
	No mining risk (other than coal mining) identified	

Additional information



Moverly has certified this data Accurate as of 14 Jul 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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