

## **Material Information Certificate**

**Address** Source: HM Land Registry

5 Cumber Close

Malborough

Kingsbridge

Devon

TQ73DE

UPRN: 100040284538

**EPC** Source: GOV.UK

🗸 Current rating: **C** 

Potential rating: C

Current CO2: 3.4 tonnes

Potential CO2: 2.9 tonnes

Expires: 26 August 2035

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/3535-0028-6500-

0256-4222

## **NTS Part A**

Source: HM Land Registry **Tenure** 



#### Freehold

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 5 Cumber Close, Malborough, Kingsbridge (TQ7 3DE).

Title number DN12467.

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

Tenure marketed as: Freehold



Council Tax band: C

Authority: South Hams District Council

## **NTS Part B**

### Construction



Standard construction

### Property type



Detached, Bungalow

Floorplan: To be provided

## **Parking**



Driveway, Private, Garage, Off Street

## Electricity

Mains electricity: Mains electricity supply is connected.

① Solar panels: **No** 

Other sources: To be provided

## Water and drainage



Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

# Heating

Mains gas-powered central heating is installed.

The system was installed at an unknown date.

Double glazing is installed.

Broadband Source: Ofcom

## 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	OK
SIGNAL STRENGTH	
DETAILS	
PROVIDER	O2
COVERAGE	OK
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	.all
DETAILS	
PROVIDER	Vodafone
COVERAGE	Good
SIGNAL STRENGTH	
DETAILS	

## **NTS Part C**

### **Building safety issues**



Restrictions Source: HM Land Registry

Title DN12467 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - The property cannot be used for any noisy, harmful, or annoying business or activity. - No boundary hedges or fences, or display of washing, are allowed between the building line and the road without written consent from the original seller. - No boundary hedges or fences above six feet high are allowed behind the building line. - No animals or livestock are allowed except a reasonable number of domestic pets. - No huts, tents, sheds, caravans, or other structures can be put up without written consent from the original seller.

### Rights and easements

Title DN12467 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property has rights to use drainage and supply services for water, gas, and electricity.

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.
- Flood defences: Flood defences

Flood defences are installed.

#### Coastal erosion risk

No coastal erosion risk has been identified.

### Planning and development



Listing	and conservation	
e) No	o	
Accessi	sibility	
e) No	one	
Mining		
♥ No	o coal mining risk identified	
No	o mining risk (other than coal mining) identified	
Addi	itional information	
Addi	itional information	
Price pa	paid	Source: HM Land Registry
Price pa		Source: HM Land Registry
Price pa	paid 400,000 (DN12467)	Source: HM Land Registry
Price pa	oaid 400,000 (DN12467) aid on 12 January 2024 ne value stated as at 12 January 2024 was £400,000.	Source: HM Land Registry
Price pa	baid  400,000 (DN12467)  aid on 12 January 2024  ne value stated as at 12 January 2024 was £400,000.  Ccess  the property has access to a loft.	Source: HM Land Registry
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### Specialist issues

- Asbestos: No asbestos has been disclosed.
- Japanese Knotweed: No japanese knotweed has been disclosed.
- Ongoing health or safety issue: No ongoing health or safety issue has been disclosed.
- Subsidence or structural fault: No subsidence or structural fault has been disclosed.
- Dry rot, wet rot or damp: No dry rot has been disclosed.

#### Onward chain



This sale is not dependent on completion of the purchase of another property.



# Moverly has certified this data

Accurate as of 27 August 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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