

Material Information Certificate

Source: HM Land Registry Address

Alston Cottage

Chapel Lane

Malborough

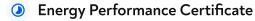
Kingsbridge

Devon

TQ73SB

UPRN: 100040284068

EPC



We checked, and no Energy Performance Certificate was found for this property. We'll keep retrying so when one is registered, we'll fetch it.

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 Alston Cottage, Malborough, Kingsbridge, (TQ7 3SB).

Title number DN479294.

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

Tenure marketed as: Freehold

Local council

Source: Valuation Office Agency

Council Tax band: **D**

Authority: South Hams District Council

NTS Part B

Construction

Non-standard construction

Stone and cobb

Property type



Semi-detached, House

Floorplan: To be provided

Parking



Driveway, Garage, Private

Electricity



Mains electricity: Mains electricity supply is connected.

Water and drainage

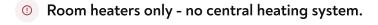


Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating



Wood burner 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).

EE	PROVIDER
Great	COVERAGE
.al	SIGNAL STRENGTH
	DETAILS
O2	PROVIDER
Great	COVERAGE
.ıl	SIGNAL STRENGTH
	DETAILS
Three	PROVIDER
Great	COVERAGE
.il	SIGNAL STRENGTH
	DETAILS
Vodafone	PROVIDER
Good	COVERAGE
	SIGNAL STRENGTH
	DETAILS

NTS Part C

Building safety issues



Defects or hazards: Outbuilding asbestos roof

Work already done: None

Work to be done: None

Potential cost: Don't know

Impact on the ability to reside at the property: I don't know

Restrictions



To be provided

Rights and easements



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



List	ing and conservation
<u>o</u>)	In a conservation area AONB
Acc	cessibility
2)	None
Min	ning
	No coal mining risk identified
	No mining risk (other than coal mining) identified
Pric	ce paid Source: HM Land Registry
Pric	ce paid Source: HM Land Registry
	Paid on 2 May 2003
	The value as at 2 May 2003 was stated to be under £200,000.
Lof	t access
2)	The property has access to a loft.
	The loft is insulated and unboarded and is accessed by: Through a loft hatch in the upstairs landing
Out	tside areas
2)	Outside areas: Side garden.

Specialist issues

Asbestos: An asbestos issue has been disclosed.

Outbuilding roofs. A surveyor will be able to provide more detail.

- 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

Onward chain

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



Moverly has certified this data

Accurate as of 15 October 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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