

Material Information Certificate

Address Source: HM Land Registry



Hillcrest

South Milton

Kingsbridge

Devon

TQ7 3JG

UPRN: 10008913927

EPC Source: GOV.UK



Current rating: D

Potential rating: **D**

Current CO2: 10 tonnes

Potential CO2: 5.8 tonnes

Expires: 6 February 2027

☑ View certificate on GOV.UK

★ Download EPC report

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 Hillcrest, South Milton, Kingsbridge (TQ7 3JG).

Title number DN268101.

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

Tenure marketed as: Freehold



Council Tax band: F

Authority: South Hams District Council

NTS Part B

Construction



Standard construction

Property type



Detached, Bungalow

Floorplan: To be provided

Parking



Covered, Garage, Driveway, Gated, Private

Electricity



Mains electricity: Mains electricity supply is connected.

Water and drainage



Connected to mains water supply

Mains surface water drainage: **No**

Sewerage: Sewerage treatment plant

Heating

Oil-powered central heating is installed.

The system was installed on 31 Mar 2016.

Double glazing, Underfloor heating, and Wood burner are 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	20 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	×
DETAILS	

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

PROVIDER	EE
PROVIDER	EE.
COVERAGE	OK
SIGNAL STRENGTH	
	••••
DETAILS	
PROVIDER	O2
COVERAGE	Good
	-1
SIGNAL STRENGTH	.11
DETAILS	
PROVIDER	Three
	Three OK
PROVIDER	
PROVIDER COVERAGE	
PROVIDER COVERAGE	
PROVIDER COVERAGE SIGNAL STRENGTH	
PROVIDER COVERAGE SIGNAL STRENGTH DETAILS	OK
PROVIDER COVERAGE SIGNAL STRENGTH DETAILS PROVIDER	Vodafone
PROVIDER COVERAGE SIGNAL STRENGTH DETAILS PROVIDER COVERAGE	Vodafone

NTS Part C

Building safety issues



Restrictions Source: HM Land Registry

Title DN268101 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - The land edged brown on the plan is subject to any restrictive covenants made before 11 March 1963 that are still enforceable. These are old rules that may limit what can be done on that part of the land, but the exact details are not specified here. -Restrictive covenants from the Transfer dated 29 November 2000 (filed under DN440172) apply. These are promises to do or not do certain things on the land, but the specific restrictions are not detailed in this summary.

Rights and easements

Title DN268101 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property has the right to use pipes, wires, and cables for water, drainage, gas, and electricity that run through neighbouring land (shown as blue on the plan) and to enter that land for repairs, as long as any damage is fixed afterwards. - The property is subject to similar rights for the benefit of neighbouring land, meaning neighbours can use pipes, wires, and cables running through this property and can enter for repairs, provided they fix any damage. - The property has the benefit of rights and is subject to rights granted by the Transfer dated 29 November 2000. These may include access or service rights, but the exact details are not specified in this summary.

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	
2) No	
Listing and conservation	
2) No	
Accessibility	
Ramped access	
Mining	
▼ No coal mining risk identified	
No mining risk (other than coal mining) identified	
Additional information Price paid	Source: HM Land Registry
£480,000 (DN268101) Paid on 21 July 2017	
The price stated to have been paid on 19 July 2017 was £480,000.	
Loft access	
The property has access to a loft. The loft is insulated and boarded and is accessed by: Access Hatch	

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

Onward chain

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



Moverly has certified this data

Accurate as of 13 November 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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