

Material Information Certificate

Address 79 Nethecombe Holbeton

Plymouth

Devon

PL8 1LE

UPRN: 10004745695

EPC Expired

Source: GOV.UK

Source: HM Land Registry

Inergy Performance Certificate

The EPC Rating was verified as E but the certificate has expired, we'll keep retrying.

NTS Part A

Tenure

Freehold

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Poach Meadow Cottage, 79, Nethecombe, Holbeton, Plymouth (PL8 1LE).

Title number DN77831.

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

의 Tenure marketed as: Freehold

Local council

🧿 Council Tax

Sorry, Council Tax information could not be collected. We'll try again shortly.

NTS Part B

Source: HM Land Registry

Construction

ല്)	Non-standard construction
	Thatched Roof

Property type

A Detached, House

Floorplan: To be provided

Parking

😕 Driveway, Gated, Private

Disabled parking: Yes

Electricity

Connected to mains electricity

Water and drainage

Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Septic tank

Heating

🤣 Central heating, Oil

Heating features: Wood burner

Broadband

DETAILS

Broadbai	and	Source: Ofcom
	e property has only Standard broadband available. connection type is "ADSL copper wire".	
	ese are the fastest estimated speeds predicted in this area provided vice availability at a property or speeds received may be different.	d by Ofcom. Actual
NAM	ME	Standard
MAX	X DOWNLOAD	15 Mb
МАХ	X UPLOAD	1 Mb
AVA	AILABILITY	~
DETA	TAILS	
NAM	ME	Superfast
MAX	X DOWNLOAD	Unavailable
MAX	X UPLOAD	Unavailable
AVA	AILABILITY	×
DETA	ΓAILS	
NAM	ME	Ultrafast
МАХ	X DOWNLOAD	Unavailable
МАХ	XUPLOAD	Unavailable
AVA	AILABILITY	\otimes

Mobile coverage

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

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	O2
COVERAGE	Good
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	

NTS Part C

Building safety issues

<mark></mark>왕 No

Restrictions

Source: HM Land Registry

Title DN77831 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by a conveyancer that the conveyancer is satisfied that the person who executed the document submitted for registration as disponor is the same person as the proprietor.

Rights and easements

Title DN77831 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The land has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 6 May 1966. - The land has the benefit of the rights granted by a Deed dated 12 May 2000 made between (1) Christopher Roderick James Marlow and Ann-Marie Marlow and (2) Peter William Romanik and Susan Mary Romanik. - The land has the benefit of the rights granted by a Deed dated 12 May 2000 made between (1) Stewart Elgan Jones and Stephen Marius Gray and (2) Peter William Romanik and Susan Mary Romanik.

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

Flood risk

🕑 No

River and sea flooding risk: Very low; Surface water flooding risk: Very low; 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

<mark>쏭</mark> No

Listing and conservation

왕 Is a listed building Grade II listed

Accessibility

2 None

Coalfield or 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 4 Apr 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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