

Address

Source: HM Land Registry

✔ **Ringmore Cottage**
Market Street
Salcombe
Devon
TQ8 8DE
UPRN: **100040296443**

EPC

Source: GOV.UK

✔ Current rating: **F**
Potential rating: **A**
Current CO2: **5.3 tonnes**
Potential CO2: **0.6 tonnes**
EPC certificate number: **8081-6021-4890-0471-1906**
Expires: **10 September 2029**

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 Ringmore Cottage, Market Street, Salcombe (TQ8 8DE).
Title number DN119693.
Absolute Freehold is the class of tenure held by HM Land Registry.
👤 Tenure marketed as: **Freehold**

Local council

Source: Valuation Office Agency

✔ Council Tax band: **B**
Authority: **South Hams District Council**

NTS Part B

Construction

👤 **Standard construction**

Property type

👤 **End-terrace, House**
Floorplan: **To be provided**


Parking

⚠️ **None**
Controlled parking zone: **Yes**
Parking permit cost: **To be provided**
Dropped kerb access: **To be provided**

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

 **No heating system is installed**

No additional heating features are installed

Broadband

Source: Ofcom

 **The property has Superfast broadband available**

The connection type is "FTTC (Fibre to the Cabinet)".

Standard	17 Mb	1 Mb	
Superfast	80 Mb	20 Mb	
Ultrafast	Unavailable	Unavailable	

Mobile coverage

Source: Ofcom





EE

Great



O2

Great



Three

Great



Vodafone

Great



NTS Part C

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

Title DN119693 contains restrictions or restrictive covenants

Here is a summary but a property lawyer can advise further:


- Covenants in the Transfer dated 20 May 1981 (affecting land adjoining the southern boundary) – the register records that this transfer contains covenants by the transferor. These are promises that limit what the owner can do (for example they may restrict building, changes of use, or place requirements about maintenance). The register does not set out the exact wording, so you must read the copy filed under DN115433 to know exactly what is forbidden or required.
- Provision about boundary structures in the Transfer dated 20 May 1981 – the register records a specific provision about boundary structures (for example walls, fences or steps). That provision may limit how you can alter or build boundary structures, or say who must keep them in repair. See the 1981 transfer (DN115433) for the exact terms.


Rights and easements

Title DN119693 contains beneficial rights or easements


Here is a summary but a property lawyer can advise further:- Right to pass and repass over the steps lying to the north of the property for the purpose of getting to and from the store room at the north of the property (granted by the Conveyance dated 23 April 1979). This is an 'easement' – a right to use someone else's land for a particular purpose.


- The register says the land 'has the benefit of the rights excepted and reserved by but is subject to the rights granted by the Transfer dated 20 May 1981.' In plain terms this means there may be additional rights that help this property (benefits) and there may be rights that bind it (for example others may have rights over parts of the property). The exact nature of those rights is set out in the 1981 transfer (filed under DN115433) and should be checked.


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


 Private right of way through and/or across your house, buildings or land: **To be provided**

Flooding


 Flood risk: **No flood risk has been identified**

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


 Storm, fire and flood damage: **To be provided**

 Flood defences: **Flood defences**
Flood defences are installed.

Coastal erosion risk

 **No coastal erosion risk has been identified**

Planning and development

 **No**
Neighbour development: **No**

Listing and conservation

 **No**

Accessibility

 **None**

Mining

✔ No coal mining risk identified

No mining risk (other than coal mining) identified

Additional information

Price paid

✔ £340,000 (DN119693)

Source: HM Land Registry

Paid on 17 April 2025

The price stated to have been paid on 19 March 2025 was £340,000.

Loft access

🗨️ The property has access to a loft.

Loft boarded

Yes

Loft insulated

Yes

Access details

Upstairs bedroom.

Outside areas

❗ No outside areas are available

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.**

❗ Wells, ditches and shafts: **To be provided**

Damaged or exposed electrics: **To be provided**

Damage to flooring or staircases: **To be provided**


Known areas in poor condition: **To be provided**

Onward chain

🗨️ Onward chain

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

Warranties and guarantees

 New home warranty: **To be provided**

Roofing work: **To be provided**

Damp proofing treatment: **To be provided**


Timber rot or infestation treatment: **To be provided**

Central heating and plumbing: **To be provided**

Double glazing: **To be provided**

Electrical repair or installation: **To be provided**

Insurance claims

 Insurance claims: **To be provided**

Other material issue

 Other material issue: **To be provided**



Moverly has certified this data

Accurate as of 2 May 2026

The data is aggregated from variety of sources including HM Land Registry, GOV.UK and is accurate at the time of this certificate.