

## Address

Source: HM Land Registry



Wayside

South Milton

Kingsbridge

Devon

TQ7 3JG

UPRN: 10008919638

## EPC

Source: GOV.UK

Current rating: **C**Potential rating: **B**Current CO2: **1 tonne**Potential CO2: **1 tonne**EPC certificate number: **2900-0349-0122-8020-3253**Expires: **28 February 2035**

## 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 Wayside, South Milton, Kingsbridge (TQ7 3JG).

Title number DN777578.

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: **D**Authority: **South Hams District Council**

## NTS Part B

## Construction



Standard construction

## Property type



Detached, Flat

Number of floors: **1**Has lift: **No**Over commercial premises: **No**Floorplan: **To be provided**

## Parking



Garage, Driveway, Off Street

Dropped kerb access: **To be provided**

Electricity

Mains electricity: **Mains electricity supply is connected**  
Mains electricity supply: Yes

Solar panels are installed  
The panels are owned outright

Water and drainage

Connected to mains water supply  
Mains surface water drainage: **Yes**  
Sewerage: **Connected to mains sewerage**

Heating

Room heaters only - no central heating system  
Heating system: Room heaters only

Wood burner is installed  
Other heating features: Wood burner

Broadband

Source: Ofcom

The property has Superfast broadband available  
Broadband speed: Superfast

|           |             |             |  |
|-----------|-------------|-------------|--|
| Standard  | 19 Mb       | 1 Mb        |  |
| Superfast | 80 Mb       | 20 Mb       |  |
| Ultrafast | Unavailable | Unavailable |  |

Mobile coverage

Source: Ofcom

|  |          |      |  |
|--|----------|------|--|
|  | EE       | OK   |  |
|  | O2       | Good |  |
|  | Three    | OK   |  |
|  | Vodafone | Good |  |

NTS Part C

Building safety issues

No

Restrictions

Source: HM Land Registry

Title DN777578 contains restrictions or restrictive covenants  
Restrictive covenants (Title DN777578): Present

## Rights and easements



### Title DN777578 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property has the right to use a sewer or drain, as described in a document from 1970.

- There is a right for a water supply to pass through the property, based on an agreement from 1952.
- The property is subject to various rights and reservations (rights kept by a previous owner) mentioned in documents from 1962 and 1967, which may include access for maintenance.



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**

Flood risk: **No**



### Historical flooding: **History of flooding**

History of flooding: **No**



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



### Flood defences: **Flood defences**

Flood defences: **Yes**

## Coastal erosion risk



### **No coastal erosion risk has been identified**

Coastal erosion risk: **No**

## 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

Source: HM Land Registry



### **£600,000 (DN777578)**

Paid on 31 March 2025

The value stated as at 31 March 2025 was £600,000.

## Loft access



### **The property has access to a loft.**

**Loft boarded**

**No**

**Loft insulated**

**No**

**Access details**

Hatch.

## Outside areas

 **Outside areas: Front garden, Rear garden, and Side garden**

## 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 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 3 July 2026

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