

Address

Source: HM Land Registry

**Bowcombe Cottage****Kingsbridge****Devon****TQ7 2DN**UPRN: **10008917507**

EPC

**Energy Performance Certificate**

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

Tenure

Source: HM Land Registry

**Freehold for DN298123**

The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land on the west side of Bowcombe Cottage, Kingsbridge (TQ7 2DN).

Title number DN494896.

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

Freehold for DN494896

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Bowcombe Cottage, Kingsbridge (TQ7 2DN).

Title number DN298123.

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: G****Authority: South Hams District Council**

NTS Part B

Construction

 **Standard construction**

Property type

 **Detached, House**

Floorplan: **To be provided**

Parking

 **Garage, Driveway**

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 at an unknown date.

 **Double glazing is installed.**

 **The property has Ultrafast broadband available.**

The connection type is "FTTP (Fibre to the Premises)".

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 | 9 Mb |
| MAX UPLOAD | 1 Mb |
| AVAILABILITY |  |
| DETAILS | |
| NAME | Superfast |
| MAX DOWNLOAD | Unavailable |
| MAX UPLOAD | Unavailable |
| AVAILABILITY |  |
| DETAILS | |
| NAME | Ultrafast |
| MAX DOWNLOAD | 1800 Mb |
| MAX UPLOAD | 220 Mb |
| AVAILABILITY |  |
| DETAILS | |

Mobile coverage

Source: Ofcom

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

PROVIDER

EE

COVERAGE

OK

SIGNAL STRENGTH



DETAILS

PROVIDER

O2

COVERAGE

OK

SIGNAL STRENGTH



DETAILS

PROVIDER

Three

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

PROVIDER

Vodafone

COVERAGE

OK

SIGNAL STRENGTH



DETAILS

NTS Part C

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

 **Title DN494896 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - The land is subject to covenants (rules or promises) that were imposed before 21 April 2004 and that are still in force. These are not specified on the register but may limit what the owner can do with the land (for example restrictions on building, alterations or use).

Rights and easements

 **Title DN494896 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further: - The land (a part shown tinted blue on the title plan) is subject to easements that were imposed before 21 April 2004 and that are still in force. These are not detailed on the register but may include rights such as access, drains or other use of the land by others.

Title DN298123 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further: - Right to take water from the well in Ordnance Number 204 at Bowcombe Farm and from the pipe leading from that well for all purposes as currently enjoyed. The owner of this title is not responsible for cleaning or repairing that well or its pipes. - Right to enter plot number 204 (site of the well and pipes) to clean the well or to clean, repair or renew the pipes when necessary, subject to paying the owner(s) of plot 204 reasonable compensation for any surface damage caused by such works. Note: Plot number 204 lies to the north east of the land in this title.

 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**

Reinforced stream banks, house is raised above the valley bottom.

Coastal erosion risk

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

Planning and development

 **No**

Listing and conservation

 **No**

Accessibility

 **Lateral living**

Mining

 **No coal mining risk identified**

 **No mining risk (other than coal mining) identified**

Additional information

Price paid

Source: HM Land Registry

 **£10,000 (DN494896)**

 Paid on 21 April 2004

The value stated as at 21 April 2004 was £10,000.

Loft access

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

 The loft is insulated and unboarded and is accessed by: Hatch from landing

Outside areas

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

Specialist issues

-  Asbestos: **No asbestos has been disclosed.**
-  Japanese Knotweed: **It is not known if japanese knotweed is present.**
A surveyor will be able to provide more detail.
-  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 10 December 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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