

Address

Source: HM Land Registry

✓ Hazelwood Cottage
Loddiswell
Kingsbridge
Devon
TQ7 4DZ
UPRN: 10008912611

EPC

Source: GOV.UK

✓ Current rating: **D**
Potential rating: **C**
Current CO2: **5.8 tonnes**
Potential CO2: **4.2 tonnes**
EPC certificate number: **2200-0050-0822-0523-3653**
Expires: **2 July 2035**

NTS Part A

Tenure

👤 Title not available
Title number not provided.

Local council

Source: Valuation Office Agency

✓ Council Tax band: **C**
Authority: **South Hams District Council**

NTS Part B

Construction

👤 Standard construction

Property type

👤 Semi-detached, House
Number of floors: **2**
Floorplan: **To be provided**

Parking

⚠️ Garage, Driveway, Off Street, Private
Dropped kerb access: **To be provided**

Electricity

👤 Mains electricity: **Mains electricity supply is connected**
Mains electricity supply: **Yes**
👤 Solar panels are installed

Water and drainage



Connected to mains water supply

Mains surface water drainage: **No**

Sewerage: **Sewerage treatment plant**

Private sewerage costs: **No associated costs**

Heating



Oil-powered central heating is installed

Heating system: Oil-powered central heating



Wood burner and Aga/Rayburn are installed

Other heating features: Wood burner and Aga/Rayburn

Broadband

Source: Ofcom



The property has only Standard broadband available

Broadband speed: only Standard



Standard	18 Mb	1 Mb	
Superfast	Unavailable	Unavailable	
Ultrafast	Unavailable	Unavailable	

Mobile coverage

Source: Ofcom



	EE	Great	
	O2	OK	
	Three	OK	
	Vodafone	OK	

NTS Part C

Building safety issues



No

Restrictions



To be provided

Rights and easements



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

-  **In a conservation area**
AONB

Accessibility

-  **None**

Mining

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

Additional information

Loft access

-  **The property has access to a loft.**
Loft boarded
Yes
Loft insulated
Yes
Access details
there is one loft hatch over the stairs the main loft, and a second small loft over the utility room.

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 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 23 June 2026

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