

### Address

Source: HM Land Registry

- ✓ **Orchard Cottage**  
Woolston  
Kingsbridge  
Devon  
TQ7 3BH  
UPRN: 10008913937

### EPC

Source: GOV.UK

- ✓ Current rating: **E**  
Potential rating: **B**  
Current CO2: **7.9 tonnes**  
Potential CO2: **2.2 tonnes**  
Expires: **5 November 2033**  
[View certificate on GOV.UK](#)  
[Download EPC report](#)

## 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 Orchard Cottage, Woolston, Kingsbridge (TQ7 3BH).  
Title number DN615046.  
Absolute Freehold is the class of tenure held by HM Land Registry.
- 👤 Tenure marketed as: **Freehold**



Council Tax band: **E**

Authority: **South Hams District Council**

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## NTS Part B

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### Construction



#### **Non-standard construction**

The roof is covered with Cedar shingles.

Common in parts of Devon and Cornwall

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### Property type



#### **Semi-detached, House**

Number of floors: **2**

Floorplan: **To be provided**

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### Parking



#### **Garage, Driveway**

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### Electricity



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

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### Water and drainage




#### **Connected to mains water supply**

Mains surface water drainage: **Yes**

Sewerage: **Connected to mains sewerage**

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## Heating


 No heating system is installed

 Night storage is installed

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 **The property has only Standard broadband available**

The connection type is "ADSL copper wire".

 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.

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NAME	Standard
MAX DOWNLOAD	6 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	

DETAILS 

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NAME	Superfast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	

DETAILS 

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NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	

DETAILS 

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# Mobile coverage

Source: Ofcom



PROVIDER EE

COVERAGE Good

SIGNAL STRENGTH

DETAILS

PROVIDER O2

COVERAGE Great

SIGNAL STRENGTH

DETAILS

PROVIDER Three

COVERAGE Great

SIGNAL STRENGTH

DETAILS

PROVIDER Vodafone

COVERAGE Good

SIGNAL STRENGTH

DETAILS

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## Building safety issues

 **No**

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## Restrictions


 **To be provided**

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## Rights and easements

 **Title DN615046 contains beneficial rights or easements**

Here is a summary but a property lawyer can advise further:- The property benefits from all existing rights and easements (legal rights to use land belonging to someone else) that were in use for the benefit of the land when it was part of a larger estate in June 1988. - The property is subject to rights that allow the owners of the land to the south to continue using any existing services or access points that were already in place in June 1988. - The property has the benefit of rights granted in a 1989 legal document, but it is also subject to rights kept by the previous owners at that time. Some of these rights were updated by an agreement between the previous owner and the current owner in 2011.

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

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## 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**

Flood defences are installed.

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## Coastal erosion risk

 **No coastal erosion risk has been identified**

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## Planning and development

 **No**

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## Listing and conservation

 No

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## Accessibility

 Level access

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## Mining

 No coal mining risk identified


 No mining risk (other than coal mining) identified

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## Additional information

### Price paid

Source: HM Land Registry


 **£365,000 (DN615046)**

Paid on 9 September 2011

The price stated to have been paid on 2 September 2011 was £365,000.

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### Loft access

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

 ##### Loft boarded No ##### Loft insulated Yes ##### Access details Hatch in upper landing ceiling.






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### Outside areas

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

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## 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: **A dry rot issue has been disclosed.**  
Damp protection as the construction does not include damp proof courses in some areas. A surveyor will be able to provide more detail.

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## 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 16 April 2026

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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