

Address

Source: HM Land Registry

✓ **2 Lower Court Cottages**
South Milton
Kingsbridge
Devon
TQ7 3JQ

UPRN: **10008919565**

EPC

Source: GOV.UK

✓ Current rating: **D**

Potential rating: **A**

Current CO2: **2 tonnes**

Potential CO2: **0.2 tonnes**

EPC certificate number: **0320-2950-1580-2425-4411**

Expires: **8 September 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 2 Lower Court Cottages, South Milton, (TQ7 3JQ).
Title number DN293417.
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

👤 **Semi-detached, House**

Number of floors: **2**

Floorplan: **To be provided**

Parking

⚠️ **Driveway**

Dropped kerb access: **To be provided**

Electricity

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

Mains electricity supply: **Yes**

Water and drainage



Connected to mains water supply

Mains surface water drainage: **Yes**

Sewerage: **Connected to mains sewerage**

Heating



No heating system is installed

Heating system: **None**



Night storage and Open fire are installed

Other heating features: **Night storage and Open fire**

Broadband

Source: Ofcom



The property has Superfast broadband available

Broadband speed: **Superfast**

Standard	16 Mb	1 Mb	
Superfast	41 Mb	7 Mb	
Ultrafast	Unavailable	Unavailable	

Mobile coverage

Source: Ofcom



EE

OK



O2

Good



Three

OK



Vodafone

OK



NTS Part C

Building safety issues



No

Restrictions

Source: HM Land Registry



Title DN293417 contains restrictions or restrictive covenants

Restrictive covenants (Title DN293417): **Present**

Rights and easements



Title DN293417 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property has a 'right of way', meaning the owner can walk or drive over the land marked with black diagonal lines on the plan at any time.

- The property has the right for water to flow freely through a water pipe located under the neighbouring property, Number 1 Lower Court Cottages.
- The owner has the right to enter the neighbouring land to inspect, maintain, or repair these water pipes. They must give 48 hours' notice before doing so (unless it is an emergency) and must repair any damage they cause.



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

g) 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

Neighbour development: **No**

Listing and conservation

In a conservation area

Conservation area CONSAREA_36: South Milton.

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

No

Loft insulated

Yes

Access details

Hatch in landing ceiling.

Outside areas

 Outside areas: Rear 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 29 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.