

Address

Source: HM Land Registry

✓ **Alpha Cottage**
Lower Union Road
Kingsbridge
Devon
TQ7 1EF
 UPRN: **100040287733**

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

⚠️ **To be provided**
 👤 **Title not available**
 3 bedroom cottage
 Title number Alpha cottage.

Local council

Source: Valuation Office Agency

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

NTS Part B

Construction

👤 **Standard construction**

Property type

👤 **Semi-detached, House**
 Floorplan: **To be provided**

Parking

⚠️ **None**
 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

- ✓

Mains gas-powered central heating is installed

Heating system: Mains gas-powered central heating
- 👤

Double glazing is installed

Other heating features: Double glazing

Broadband

Source: Ofcom

- ✓

The property has Ultrafast broadband available

Broadband speed: Ultrafast
- | | | | |
|-----------|---------|--------|---|
| Standard | 16 Mb | 1 Mb | ✓ |
| Superfast | 80 Mb | 20 Mb | ✓ |
| Ultrafast | 1800 Mb | 220 Mb | ✓ |

Mobile coverage

Source: Ofcom

- ✓

EE

EE

Good

O2

O2

Great

Three

Three

Great

Vodafone

Vodafone

Great
- 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: A flood risk has been identified

Flood risk: A potential risk has been identified

👤

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

 **Level access**

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

Ladder.

Outside areas

 **No outside areas are available**

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 5 September 2026

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