Material Information Certificate

Address

Source: HM Land Registry

Primrose Cottage
Galmpton
Kingsbridge
Devon
TQ7 3HA

UPRN: **10008919357**

EPC

Source: GOV.UK

Current rating: **F**

Potential rating: **D**

Current CO2: **6.3 tonnes**

Potential CO2: **5.2 tonnes**

EPC certificate number: **2282-3001-0209-2389-3200**

Expires: **29 January 2031**

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 Primrose Cottage, Galmpton, Kingsbridge (TQ7 3HA).
Title number DN142840.
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: **C**

Authority: **South Hams District Council**

NTS Part B

Construction

Non-standard construction

Thatched

Property type

Semi-detached, House

Floorplan: **To be provided**

Parking

Allocated

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

Room heaters only - no central heating system

Heating system: Room heaters only

To be provided

Broadband

Source: Ofcom

The property has Superfast broadband available

Broadband speed: Superfast

Standard	7 Mb	0.8 Mb	✓
Superfast	80 Mb	20 Mb	✓
Ultrafast	Unavailable	Unavailable	✗

Mobile coverage

Source: Ofcom

EE	Great	
O2	OK	
Three	OK	
Vodafone	OK	

NTS Part C

Building safety issues

No

Restrictions

Source: HM Land Registry

Title DN142840 contains restrictions or restrictive covenants

Restrictive covenants (Title DN142840): Present

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

Is a listed building

Listed building 1169261: Primrose Cottage and adjoining Cottage, Galmpton, South Huish [LISTED BUILDINGS for the Parish of South Huish. Grade II, (4/84). Property shown in the List of Buildings of Special Architectural or Historic Interest for the District of South Hams.

Pair of cottages. Probably C17 in origin, extended or altered in C19 and C20. Rendered rubble walls. Gable ended thatch roof. 3 brick stacks, one axial, the 2 at the gable ends are on projecting rendered rubble bases.

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Accessibility

None

Mining

No coal mining risk identified

No mining risk (other than coal mining) identified

Additional information

Price paid

Source: HM Land Registry

£500,000 (DN142840)

Paid on 30 April 2021
The price stated to have been paid on 26 March 2021 was £500,000.

Loft access

The property has access to a loft.

Loft boarded

No

Loft insulated

Yes

Access details

Loft hatch.

Outside areas

Outside areas: Roof garden and 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: **A dry rot issue has been disclosed.** damp course but dont know date. A surveyor will be able to provide more detail. 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 21 October 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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