

### Address

Source: HM Land Registry

✔ **6 Butt Park**  
**Stokenham**  
**Kingsbridge**  
**Devon**  
**TQ7 2SH**  
  
UPRN: **100040284019**

### EPC

Source: GOV.UK

✔ Current rating: **D**  
  
Potential rating: **C**  
  
Current CO2: **3.7 tonnes**  
  
Potential CO2: **2.4 tonnes**  
  
EPC certificate number: **0249-3063-2206-7256-1204**  
  
Expires: **18 June 2036**

### 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 6 Butt Park, Stokenham, Kingsbridge (TQ7 2SH).  
Title number DN405194.  
Absolute Freehold is the class of tenure held by HM Land Registry.

#### Local council

Source: Valuation Office Agency

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

### NTS Part B

#### Construction

🏠 **Standard construction**

#### Property type

🏠 **Detached, Bungalow**  
  
Number of floors: **1**  
  
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

 **Oil-powered central heating is installed**

Heating system: Oil-powered central heating

 **Double glazing is installed**




Other heating features: Double glazing

## Broadband

Source: Ofcom

 **The property has Superfast broadband available**

Broadband speed: Superfast

Standard	19 Mb	1 Mb	
Superfast	80 Mb	20 Mb	
Ultrafast	Unavailable	Unavailable	

## Mobile coverage

Source: Ofcom





EE

Great



O2

Great



Three

Great



Vodafone

Great



## NTS Part C

### Building safety issues

 **No**

### Restrictions

Source: HM Land Registry


 **Title DN405194 contains restrictions or restrictive covenants**


Restrictive covenants (Title DN405194): **Present**

### Rights and easements


 **Title DN405194 contains beneficial rights or easements**

Here is a summary but a property lawyer can advise further:- The property has the benefit of specific legal rights (known as easements) granted in a 1967 document. These are positive rights that allow the owner to use or access parts of neighbouring land, such as for utility pipes or access paths.


 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

 **No**

---

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**

Step ladder.










---

Outside areas

 **Outside areas: Front 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: **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 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.