# Material Information Certificate

## Address

Source: HM Land Registry

**Moxley**
**Lower Town**
**Malborough**
**Kingsbridge**
**Devon**
**TQ7 3SQ**

UPRN: **100041202156**

## EPC

Source: GOV.UK

Current rating: **C**

Potential rating: **A**

Current CO2: **3.1 tonnes**

Potential CO2: **1.7 tonnes**

EPC certificate number: **1420-0110-0225-7002-1563**

Expires: **7 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 Moxley, Lower Town, Malborough, Kingsbridge (TQ7 3SQ).
Title number DN368857.
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

**Detached, Bungalow**

Floorplan: **To be provided**

### Parking

**Driveway**

### 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

**To be provided**

## Broadband

Source: Ofcom

**The property has Superfast broadband available**

Broadband speed: Superfast

| | | | |
|---|---|---|---|
| Standard | 4 Mb | 0.6 Mb | ✓ |
| Superfast | 55 Mb | 10 Mb | ✓ |
| Ultrafast | Unavailable | Unavailable | ✗ |

## Mobile coverage

Source: Ofcom

| | | |
|---|---|---|
| EE | Great | |
| O2 | OK | |
| Three | Great | |
| Vodafone | OK | |

# NTS Part C

## Building safety issues

**No**

## Restrictions

Source: HM Land Registry

**Title DN368857 contains restrictions or restrictive covenants**

Restrictive covenants (Title DN368857): Present

## Rights and easements

**Title DN368857 contains beneficial rights or easements**

Here is a summary but a property lawyer can advise further:- The property has the right to pass over the standing bay shown brown on the filed plan, with or without vehicles. The owner must pay one-third of the cost of repairing and maintaining it.

- The property has the right to use a drain through adjoining land to carry water and soil to the public sewer. The owner must pay a fair share of the drain's cleaning, repair and maintenance costs.
- Others have rights to drain through a drain under the property and to pass over the part shown brown on the filed plan. The relevant users share the costs of maintaining the drain and standing bay.

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

| | |
|---|---|
| Flooding | Flood risk: **No flood risk has been identified**<br>Flood risk: No<br>Historical flooding: **History of flooding**<br>History of flooding: No<br>Flood defences: **Flood defences**<br>Flood defences: Yes |
| Coastal erosion risk | **No coastal erosion risk has been identified**<br>Coastal erosion risk: No |
| Planning and development | **No**<br>Neighbour development: **No** |
| Listing and conservation | **In a conservation area**<br>Conservation area CONSAREA_26: Malborough. |
| Accessibility | **Level access shower, Level access, Lateral living** |
| Mining | **No coal mining risk identified**<br>**No mining risk (other than coal mining) identified** |

## Additional information

| | |
|---|---|
| Price paid<br>Source: HM Land Registry | **£685,000 (DN368857)**<br>Paid on 24 October 2025<br>The price stated to have been paid on 24 October 2025 was £685,000. |
| Loft access | **The property has access to a loft.**<br>**Loft boarded**<br>Yes<br>**Loft insulated**<br>Yes<br>**Access details**<br>Hatch with a fixed ladder. |
| Outside areas | **Outside areas: Front garden and Rear garden** |

| | |
|---|---|
| Specialist issues | Asbestos: **No asbestos has been disclosed.**<br>Japanese Knotweed: **It is not known if Japanese knotweed is present.**<br>A surveyor will be able to provide more detail.<br>Ongoing health or safety issue: **No ongoing health or safety issue has been disclosed.**<br>Subsidence or structural fault: **No subsidence or structural fault has been disclosed.**<br>Dry rot, wet rot or damp: **No dry rot has been disclosed.** |
| Onward chain | **Onward chain**<br>This sale is not dependent on completion of the purchase of another property. |

Moverly has certified this data

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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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