

Address

Source: HM Land Registry

 **Harmur**
Beacon Reach
Grand View Road
Kingsbridge
Devon
TQ7 3HF

UPRN: **10004748355**

EPC

Source: GOV.UK


 Current rating: **E**
Potential rating: **C**
Current CO2: **4.6 tonnes**
Potential CO2: **3 tonnes**
Expires: **1 Jul 2031**

Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/0829-3007-6203-8549-6204>

NTS Part A

Tenure

Source: HM Land Registry

 **Leasehold**
The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Harmur, Beacon Reach, Grand View Road, Hope Cove, Kingsbridge (TQ7 3HF). NOTE: Only the First and the Second Floor Flat is included in the title.
Title number DN338877.
Absolute Leasehold is the class of tenure held by HM Land Registry.

 Tenure marketed as: **Leasehold**

Local council



Council Tax

Sorry, Council Tax information could not be collected. We'll try again shortly.

Lease length

Source: HM Land Registry



965 years remaining

Started in 1991 with a lease of 999 years.

Ground rent



Not payable

Service charge



£91 a year

NTS Part B

Construction



Standard construction

Property type



Semi-detached, Maisonette

Number of floors: **2**

Entrance on floor: **1**

Has lift: **No**

Over commercial premises: **No**

Floorplan: **To be provided**

Parking

 **Rear, Off Street, Allocated**

Electricity

 **Connected to mains electricity**

Water and drainage

 **Connected to mains water supply**

Mains surface water drainage: **Yes**

Sewerage: **Connected to mains sewerage**

Heating

 **None**

Heating features: **Night storage**

Broadband

Source: Ofcom

 **The property has Ultrafast broadband available.**

The connection type is "FTTP (Fibre to the Premises)".



Mobile coverage

Source: Ofcom



NTS Part C

Building safety issues

 **No**

**Title DN338877 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - Any rights of light or air which would prejudicially affect the user by the vendor and his successors in title.

Rights and easements

**Title DN338877 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- The right to pass and repass with or without hand propelled vehicles over a specified path, sharing half the cost of maintenance. - A right of way to pass and repass over a road, contributing to maintenance costs.



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

Flood risk

**No**

River and sea flooding risk: Very low; Surface water flooding risk: Very low; Reservoir flooding risk: Not at risk; Groundwater flooding risk: Unlikely

**History of flooding**

No history of flooding has been reported.

Coastal erosion risk

**To be provided**

Planning and development

**No**

Listing and conservation

**No**

Accessibility

**None**

Mining



No coal mining risk identified

A mining risk (other than coal mining) has been identified

A potential non-coal mining risk has been identified (landslide hazard) - a detailed search report can help to determine the impact.



Moverly has certified this data

Accurate as of 7 May 2025

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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