



Address Source: HM Land Registry

163 Cumber Close

Malborough

Kingsbridge

Devon

TQ7 3DE

UPRN: 100040284690

EPC Source: GOV.UK

Current rating: C

Potential rating: B

Current CO2: 2.7 tonnes

Potential CO2: 0.9 tonnes

Expires: **18 May 2035**

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/0350-2782-1550-

2495-0035

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 163 Cumber Close, Malborough, Kingsbridge and garage (TQ7 3DE).

Title number DN17427.

Absolute Freehold is the class of tenure held by HM Land Registry.

Tenure marketed as: Freehold



Council Tax band: B

Authority: South Hams District Council

NTS Part B

Construction



Standard construction

Property type



Mid-terrace, House

Floorplan: To be provided

Parking



Garage

Electricity



Connected to mains electricity

Water and drainage



Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating



Central heating, Mains gas

Heating features: Double glazing

Broadband Source: Ofcom

The property has Superfast broadband available.

The connection type is "FTTC (Fibre to the Cabinet)".

These are the fastest estimated speeds predicted in this area provided by Ofcom. Actual service availability at a property or speeds received may be different.

NAME	Standard
MAX DOWNLOAD	4 Mb
MAX UPLOAD	0.5 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	\checkmark
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	×
DETAILS	

Actual services available may be different (data provided by Ofcom).

PROVIDER	EE
COVERAGE	ОК
SIGNAL STRENGTH	1
DETAILS	
PROVIDER	O2
COVERAGE	OK
SIGNAL STRENGTH	1
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	Vodafone
COVERAGE	Good
SIGNAL STRENGTH	
DETAILS	

NTS Part C

Building safety issues



Restrictions Source: HM Land Registry



Here is a summary but a property lawyer can advise further: - The property cannot be used for any noisy, noxious, or offensive trade or business, or for any purpose that could be a nuisance or cause damage or

Rights and easements

Title DN17427 contains beneficial rights or easements.

annoyance to the neighbouring retained land.

Here is a summary but a property lawyer can advise further:- The property benefits from rights allowing the passage of electricity, gas, water, and soil through the existing cables, pipes, drains, and channels to and from neighbouring land.

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

Flood risk



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



e) No

Listing and conservation



Accessibility



None

Mining



No coal mining risk identified

No mining risk (other than coal mining) identified



Moverly has certified this data

Accurate as of 19 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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