

Address

Source: HM Land Registry

 **34 Weymouth Park**
Hope Cove
Kingsbridge
Devon
TQ7 3HD

UPRN: **100040287979**

EPC

Source: GOV.UK

 Current rating: **F**
Potential rating: **C**
Current CO2: **6.7 tonnes**
Potential CO2: **3 tonnes**
Expires: **29 July 2035**

Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/0735-5223-0500-0130-3276>

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 34 Weymouth Park, Hope Cove, Kingsbridge, (TQ7 3HD).
Title number DN355263.
Absolute Freehold is the class of tenure held by HM Land Registry.

 Tenure marketed as: **Freehold**



Council Tax band: **E**

Authority: **South Hams District Council**

NTS Part B

Construction



Standard construction

Property type



Detached, Bungalow

Floorplan: **To be provided**

Parking



Driveway, Garage

Electricity



Mains electricity: **Mains electricity supply is connected.**



Solar panels: **No**

Other sources: **To be provided**

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.



Open fire and Double glazing are installed.

 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	0.6 Mb
AVAILABILITY	

DETAILS

NAME	Superfast
MAX DOWNLOAD	78 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	

DETAILS

NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	

DETAILS

Mobile coverage

Source: Ofcom

Actual services available may be different (data provided by Ofcom).	
PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	OK
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Vodafone
COVERAGE	OK
SIGNAL STRENGTH	
DETAILS	

NTS Part C

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

Title DN355263 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - The property can only be used as a private home, except for certain professions (solicitor, surgeon, physician, dentist) or taking in paying guests. - No business or trade (other than those listed above) can be run from the property. - No noisy, offensive, or dangerous activities are allowed that could annoy or endanger neighbours. - Any new house built must originally cost at least £2,500 (not including garages or outbuildings). - Fences along the sides of the property must be maintained to a reasonable standard. - All hedges on the boundaries must be kept trimmed; rear garden hedges must not exceed five feet, and front garden hedges must not exceed three feet in height. - No wall, fence, hedge, or evergreen plants can be put up on the front boundary. - No interwoven or paler timber fencing is allowed between the house and the road or in the front garden. - Only a house, garage, and a garden shed at the rear can be built; no other buildings, caravans, or houses on wheels are allowed. - No alterations or additions to the house or garage without written consent from the original developer (Vendor). - No clothes can be hung or displayed from the house, garage, or the land between the house/garage and the road. - Gardens must be kept tidy and free from weeds. - No livestock except a cat, dog, or small caged bird for domestic purposes. - Nothing (including cars) can be left on the shared passageway to block the owner of Plot 35 from getting to their garage.

Rights and easements

Title DN355263 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further: - The property has a right of way (including with a private car) over a shared passageway (coloured green on the plan), with a duty to pay a fair share of its upkeep. - The property has the right to use drains, pipes, sewers, cables, and manholes across the Hope Cove Estate for water, sewage, gas, and electricity, and to enter other parts of the estate to maintain these, provided any damage is repaired. - The owner of Plot 35 Weymouth Park has a right of way (including with a private car) over part of this property (coloured yellow on the plan), with a duty to pay a fair share of its upkeep, but nothing can be left on the passageway to block access. - The original developer (Vendor) and their successors have the right to use drains, pipes, sewers, manholes, and cables under this property for their own services, and to enter the property to maintain these, provided any damage is repaired.

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

Flooding

 Flood risk: **No flood risk has been identified.**

 Historical flooding: **History of flooding**

No history of flooding has been reported.

Coastal erosion risk

 **No coastal erosion risk has been identified.**

Planning and development

 **Yes**

House in front

Listing and conservation

 **No**

Accessibility

 **None**

Mining

 **No coal mining risk identified**

No mining risk (other than coal mining) identified

Additional information



Moverly has certified this data

Accurate as of 5 August 2025

The data is aggregated from variety of sources including HM Land Registry, GOV.UK and is accurate at the time of this certificate.

