

Address

Source: HM Land Registry

**8 Lambs Close****Thurlestone****Kingsbridge****Devon****TQ7 3PF**UPRN: **100040286291**

EPC

Source: GOV.UK

Current rating: **D**Potential rating: **C**Current CO2: **4.5 tonnes**Potential CO2: **3.1 tonnes**Expires: **11 August 2035**Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/6635-5528-0500-0749-3292>

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 8 Lambs Close, Thurlestone, Kingsbridge (TQ7 3PF).

Title number DN103234.

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



Garage, Driveway, Private

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.

The system was installed on 6 Jun 2001.



Wood burner 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	3 Mb
MAX UPLOAD	0.5 Mb
AVAILABILITY	

DETAILS

NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	

DETAILS

NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	

DETAILS

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

PROVIDER **EE**

COVERAGE Great



DETAILS

PROVIDER **O2**

COVERAGE Great



DETAILS

PROVIDER **Three**

COVERAGE OK



DETAILS

PROVIDER **Vodafone**

COVERAGE Great



DETAILS

NTS Part C

Building safety issues

 No

Restrictions

Source: HM Land Registry

 **Title DN103234 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - The property is subject to restrictive covenants from the 1955 and 1977 conveyances. These may include limits on what can be built or how the property can be used, and rules about boundary structures, light, and air. The exact details are in the original documents. - If only one owner is selling the property, a court order is needed unless the seller is a trust corporation. - The current owners must observe and perform the covenants mentioned in the Charges Register and protect the buyer from any claims if these are broken.

Rights and easements

 **Title DN103234 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- The property benefits from rights granted by the 1977 conveyance, which may include rights of way or access, but is also subject to rights reserved by that document. The details are in the original conveyance.

 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.

 Flood defences: **Flood defences**

Flood defences are installed.

Coastal erosion risk

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

Planning and development

 No

Listing and conservation

 No

Accessibility

 Level access shower

Mining

 No coal mining risk identified

No mining risk (other than coal mining) identified

Additional information

Price paid

Source: HM Land Registry

 **£510,000 (DN103234)**

Paid on 12 March 2021

The value stated as at 12 March 2021 was £510,000.

Loft access

 **The property has access to a loft.**

The loft is insulated and boarded and is accessed by: A loft ladder

Outside areas

 **Outside areas: Front garden, Rear garden, and Side 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.**
-

Onward chain

-  **Onward chain**
This sale is not dependent on completion of the purchase of another property.
-



Moverly has certified this data

Accurate as of 16 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.

Contains HM Land Registry data © Crown copyright and database right 2022. This data is licensed under the Open Government Licence v3.0.