

Address

Source: HM Land Registry

 **Flat 6**
Merchants Garden
Thurlestone
Kingsbridge
Devon
TQ7 3NX

UPRN: **10004748794**

EPC Expires soon

Source: GOV.UK

 **Current rating: C**
Potential rating: C
Current CO2: 4.7 tonnes
Potential CO2: 3.7 tonnes
Expires: 9 August 2026

[!\[\]\(f439ede8735757e3190eab35e168f1de_img.jpg\) View certificate on GOV.UK](#)

[!\[\]\(f5c165e0bd35116675db6686a30b1fea_img.jpg\) Download EPC report](#)

NTS Part A

Tenure

Source: HM Land Registry

Leasehold for DN150687

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Flats 1 to 9 Merchants Garden, Thurlestone.

Title number DN306830.

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

Freehold for DN306830

The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Flat 6, block c, Merchants Garden, Thurlestone, Kingsbridge (TQ7 3NX). NOTE 1: As to the part numbered 1 on the filed plan only the second floor flat is included in the title. NOTE 2: As to the part numbered 2 on the filed plan only the first floor is included in the title. NOTE 3: As to the part numbered 3 on the filed plan only the first and second floors are included in the title.

Title number DN150687.

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

 Tenure marketed as: **Leasehold**

Local council

Source: Valuation Office Agency

 Council Tax band: **D**

Authority: **South Hams District Council**

Lease length

Source: HM Land Registry

 **956 years remaining**

Started in 1982 with a lease of 999 years.

Ground rent

 **Not payable**

Service charge

 **£1,085 a year**

NTS Part B

Construction

 **Standard construction**

Property type

 **Other build form, Flat**

Number of floors: **2**

Entrance on floor: **2**

Has lift: **No**

Over commercial premises: **No**

Floorplan: **To be provided**

Parking

 **Communal**

Electricity

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

Water and drainage

 **Connected to mains water supply**

Mains surface water drainage: **Yes**

Sewerage: **Connected to mains sewerage**

Heating

 **No heating system is installed.**

To be provided

 **The property has no specified broadband available.**

The connection type is "None".



Mobile coverage

Source: Ofcom



NTS Part C

Building safety issues

 **No**

Restrictions

 **To be provided**

Rights and easements

 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

 Tree Preservation Order in place

Accessibility

 None

Mining

 No coal mining risk identified
No mining risk (other than coal mining) identified

Additional information

Price paid

Source: HM Land Registry

 **£232,000 (DN150687)**
Paid on 3 November 2017
The price stated to have been paid on 2 November 2017 was £232,000.

Loft access

 The property does not have access to a loft.

Outside areas

 Outside areas: Balcony and Communal garden.

Specialist issues

-  Asbestos: **No asbestos has been disclosed.**
-  Japanese Knotweed: **It is not known if japanese knotweed is present.**
A surveyor will be able to provide more detail.
-  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.

Rentcharges

-  **Estate rentcharge**
There is an estate rentcharge payable on the property. The annual amount is £1,085. Management company annual fee currently approximately £1,085.

Managing agent

-  **Merchants Garden Management Company Limited**
s-bishop6@sky.com



Moverly has certified this data

Accurate as of 19 November 2025

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