

Address

Source: HM Land Registry



Willow House
Salcombe Road
Malborough
Kingsbridge
Devon
TQ7 3BX

UPRN: **10004741095**

EPC

Source: GOV.UK



Current rating: **D**

Potential rating: **C**

Current CO2: **3.4 tonnes**

Potential CO2: **3 tonnes**

Expires: **12 January 2036**

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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 Willow House, Salcombe Road, Malborough, Kingsbridge (TQ7 3BX).

Title number DN230880.

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



Tenure marketed as: **Freehold**



Council Tax band: F



Authority: **South Hams District Council**

NTS Part B

Construction



Standard construction

Property type



Detached, House



Floorplan: **To be provided**

Parking



Garage, Driveway, Off Street, Private



Electric vehicle charging point: **Yes**

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

-  **Mains gas-powered central heating is installed.**

The system was installed on 24 Jan 2020.

-  **Double glazing and Open fire 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	62 Mb
MAX UPLOAD	13 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

Great

SIGNAL STRENGTH



DETAILS

PROVIDER

Vodafone

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

NTS Part C

Building safety issues



No

Restrictions

Source: HM Land Registry



Title DN230880 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - Register restriction dated 26 July 2022: "No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 26 July 2022 in favour of National Westminster Bank PLC referred to in the Charges Register." Plain English: you cannot register a sale or other transfer of the property, and you cannot create another mortgage, without the written consent of National Westminster Bank PLC (the mortgagee under the 26 July 2022 charge). This restriction protects the bank's interest and means the bank must agree to most changes to the registered ownership before they can be completed on the register.

Rights and easements



Title DN230880 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further: - Provision in Conveyance dated 27 September 1939: "Together with the entirety of the boundary fences or hedges on the Western sides thereof." Plain English: the property includes ownership and rights over the whole of the boundary fences and hedges on the western side. That is a positive entitlement – you own and are responsible for those fences/hedges and can use and maintain them as part of your property. No other rights of way or easements (for example a right to pass over a neighbour's land) are recorded in the title.



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

 **None**

Mining

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

Additional information

Price paid

Source: HM Land Registry

 **£330,000 (DN230880)**
Paid on 7 October 2010
The price stated to have been paid on 22 September 2010 was £330,000.

Loft access

 **The property has access to a loft.**
The loft is insulated and unboarded and is accessed by: Loft hatch and ladder

Outside areas

 **Outside areas: Front garden and Rear 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 15 January 2026

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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