

Address

Source: HM Land Registry

 40 Church Street

Kingsbridge

Devon

TQ7 1DD

UPRN: 100040284168

EPC Expires soon

Source: GOV.UK

 Current rating: D

Potential rating: B

Current CO2: 2.9 tonnes

Potential CO2: 1.1 tonnes

Expires: 7 January 2026

 [View certificate on GOV.UK](#) [Download EPC report](#)

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 40 Church Street, Kingsbridge (TQ7 1DD). NOTE: As to the part numbered 1 on the filed plan only the first floor is included in the title.

Title number DN95899.

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

 **None**

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 23 Jul 2019.

 **Double glazing is installed.**

 **The property has Ultrafast broadband available.**

The connection type is "FTTP (Fibre to the Premises)".

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	16 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	58 Mb
MAX UPLOAD	10 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	1800 Mb
MAX UPLOAD	220 Mb
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



To be provided

Rights and easements



Title DN95899 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Right of way over the steps and pathway (coloured blue / tinted brown on the filed plan) leading to the garden forming part of the property – granted by the Conveyance dated 5 November 1979. - Rights of support and protection for the part of the property coloured green/numbered 1 (the first-floor part built over the ground floor of 38 Church Street) – the Conveyance refers to such rights as are at present enjoyed, and the Charges Register records the land was conveyed subject to the rights of support and protection enjoyed by the adjoining property at 38 Church Street.



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

Is a listed building

Grade 11

Accessibility

None

Mining

No coal mining risk identified

No mining risk (other than coal mining) identified

Additional information

Price paid

Source: HM Land Registry

£73,000 (DN95899)

Paid on 13 December 2001

The price stated to have been paid on 13 November 2001 was £73,000.

Loft access

The property has access to a loft.

The loft is insulated and unboarded and is accessed by: Steps

Outside areas

Outside areas: Rear 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: **A dry rot issue has been disclosed.**
The external walls have been Vandexed and some of the internal walls. A surveyor will be able to provide more detail.

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 8 December 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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