

Address

Source: HM Land Registry



34A
Ebrington Street
Kingsbridge
Devon
TQ7 1DE
UPRN: **10009312066**

EPC

Source: GOV.UK



Current rating: **C**
Potential rating: **B**
Current CO₂: **1.5 tonnes**
Potential CO₂: **0.2 tonnes**
Expires: **24 September 2029**
 [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 34a Ebrington Street, Kingsbridge (TQ7 1DE).
Title number DN495062.
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: **No**

Sewerage: **Connected to mains sewerage**

Heating

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

The system was installed at an unknown date.

 **Double glazing and Underfloor heating are 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	18 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 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

Good

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 DN495062 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Right reserved by Conveyance dated 14 June 1956: the owner(s) and occupier(s) of the adjoining property at 32 Ebrington Street have the right to the joint use of the lavatory on this property. In plain English: the neighbour at number 32 (and people living there) are allowed to use a lavatory located on this land. This is a continuing right that restricts how you can use that part of the property. - Rights created and reserved by the Transfer of 10 October 2014 (filed under DN651297): the register records that this property both benefits from certain rights reserved by that transfer and is subject to rights granted by it. The register does not give the full details. In plain English: there are positive and/or negative rights affecting this land (for example, someone else may have the right to cross, use services, or similar), and there are rights benefiting this land that belong to other landowners. You must inspect the 2014 transfer to see exactly what those rights are. - Provision as to boundary structures (in the 10 October 2014 transfer): the transfer contains rules about boundary structures (walls, fences, etc.). In plain English: there are specific rules or obligations about who maintains or can alter boundary walls or fences. The transfer should be checked for the exact obligations or limits.



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

Flooding



Flood risk: A flood risk has been identified.

The following risks have been identified - a full environmental search which includes flood risks will provide more detail: - Surface water: Medium - Rivers and sea: Very low - Reservoirs: Not at risk - Groundwater: Unlikely



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

 **£182,000 (DN495062)**

 Paid on 26 February 2020

The price stated to have been paid on 24 February 2020 was £182,000.

Loft access

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

 The loft is insulated and unboarded and is accessed by: Loft hatch on the landing

Outside areas

-  **Outside areas: 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 21 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.