

## Address

Source: HM Land Registry

 **11 Lyte Lane  
West Charleton  
Kingsbridge  
Devon  
TQ7 2BW**

UPRN: **100040286527**

## EPC

Source: GOV.UK

 Current rating: **D**  
Potential rating: **C**  
Current CO2: **3.7 tonnes**  
Potential CO2: **2.8 tonnes**  
Expires: **21 December 2035**  
 [View certificate on GOV.UK](#)  
 [Download EPC report](#)  
 [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 11 Lyte Lane, West Charleton, Kingsbridge (TQ7 2BW).  
Title number DN35709.  
Absolute Freehold is the class of tenure held by HM Land Registry.  
 Tenure marketed as: **Freehold**



Council Tax band: **D**



Authority: **South Hams District Council**

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## NTS Part B

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### Construction



**Standard construction**

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### Property type



**Detached, Bungalow**



Floorplan: **To be provided**

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### Parking



**Driveway, Garage**

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### Electricity



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

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### Water and drainage



**Connected to mains water supply**



Mains surface water drainage: **Yes**



Sewerage: **Connected to mains sewerage**

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## Heating

-  **Oil-powered central heating is installed.**

The system was installed on 1 Oct 2025.

-  **Double glazing is installed.**

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 **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	<b>Standard</b>
MAX DOWNLOAD	12 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	<b>Superfast</b>
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	
DETAILS	
NAME	<b>Ultrafast</b>
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

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

Source: HM Land Registry



### **Title DN35709 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - Charge restriction (B register) dated 27 February 2025: no transfer of the registered estate, and no creation of a new registered charge (unless it was registered before the restriction), may be registered without a written consent signed by the current proprietor of the registered charge dated 21 February 2025 (Charter Court Financial Services Limited). Plain English: you cannot sell the property or take out a new mortgage without the lender's written permission. - Restrictive covenants in the Transfer dated 19 July 1973 between Selleck Nicholls Williams (E.C.C.) Limited and Edith Wright. The precise content is not shown on the register but the Transfer is noted to contain restrictive covenants (original filed). The proprietorship register also records that the current owner covenanted to observe and perform any covenants now subsisting and to indemnify for breaches. Plain English: there are rules in the 1973 Transfer that limit what the owner can do (for example about buildings, uses or boundary matters); the buyer must comply with them and may have to pay anyone who suffers loss if they break them. - Mines and minerals exception (register): the mines, minerals and oils within or under the property are excepted from the registration. Plain English: the owner does not have rights to the minerals under the land; someone else may hold those rights.

## Rights and easements



### **Title DN35709 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- The title says the land 'has the benefit of the rights granted by but is subject and reserved as mentioned in the Transfer dated 19 July 1973'. The register does not list the specific rights. Plain English: the property gains whatever positive rights (for example a right of way or a right to light) that were granted by the 1973 Transfer, and is also subject to rights reserved to others. You must read the 1973 Transfer to know the exact rights and any limits.



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.

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## Coastal erosion risk

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

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## Planning and development

 **No**

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## Listing and conservation

 **No**

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## Accessibility

 **Level access**

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## Mining

 **No coal mining risk identified**

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

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## Additional information

 **£324,950 (DN35709)**

Paid on 23 July 2007

The price stated to have been paid on 18 June 2007 was £324,950.

## Loft access

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

The loft is insulated and boarded and is accessed by: Loft hatch in hall

## 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 6 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.