

### Address

Source: HM Land Registry

✔ **3 River View Place**  
**Kingsbridge**  
**Devon**  
**TQ7 1BN**  
  
UPRN: **10004741931**

### EPC

Source: GOV.UK

✔ Current rating: **D**  
  
Potential rating: **C**  
  
Current CO2: **2.3 tonnes**  
  
Potential CO2: **1.4 tonnes**  
  
EPC certificate number: **9400-3085-0922-8527-3853**  
  
Expires: **28 August 2035**

### 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 3 Riverview Terrace, Kingsbridge, (TQ7 1BN).  
Title number DN82712.  
Absolute Freehold is the class of tenure held by HM Land Registry.  
  
👤 Tenure marketed as: **Freehold**

#### Local council

Source: Valuation Office Agency

✔ Council Tax band: **B**  
  
Authority: **South Hams District Council**

### NTS Part B

#### Construction

👤 **Standard construction**

#### Property type

👤 **Mid-terrace, House**  
  
Number of floors: **2**  
  
Floorplan: **To be provided**

#### Parking

⚠️ **None**  
  
Dropped kerb access: **To be provided**

#### Electricity

👤 Mains electricity: **Mains electricity supply is connected**  
  
Mains electricity supply: **Yes**

## 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

Heating system: Mains gas-powered central heating

### Double glazing is installed




Other heating features: Double glazing

## Broadband

Source: Ofcom

### The property has Ultrafast broadband available

Broadband speed: Ultrafast

|           |         |        |   |
|-----------|---------|--------|---|
| Standard  | 19 Mb   | 1 Mb   |  |
| Superfast | 80 Mb   | 20 Mb  |  |
| Ultrafast | 1800 Mb | 220 Mb |  |

## Mobile coverage

Source: Ofcom



EE

Great



O2

Great



Three

Great



Vodafone

Great



## NTS Part C

## Building safety issues

### No

## Restrictions

Source: HM Land Registry

### Title DN82712 contains restrictions or restrictive covenants

Restrictive covenants (Title DN82712): Present

## Rights and easements

### Title DN82712 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property has a right of way on foot, which includes the use of wheelbarrows or bicycles, over specific shared pathways.

- The owners of neighboring properties (numbers 1, 2, 4, 5, 6, and 7 Riverview Terrace) have a right to walk over certain pathways on this property, including with wheelbarrows or bicycles.
- The owner or occupier of number 2 Riverview Terrace has a specific right to walk across the courtyard area to reach the River View Public Footpath.




Public right of way through and/or across your house, buildings or land: **Yes**

Right of way for the terrace between the garden and the back entrance- no public access




Private right of way through and/or across your house, buildings or land: **To be provided**


Flooding


 Flood risk: **No flood risk has been identified**

Flood risk: No

 Historical flooding: **History of flooding**

History of flooding: No

 Storm, fire and flood damage: **To be provided**

 Flood defences: **Flood defences**

Flood defences: Yes

---

Coastal erosion risk

 **No coastal erosion risk has been identified**

Coastal erosion risk: No

---

Planning and development

 **No**

Neighbour development: **No**

---

Listing and conservation

 **In a conservation area**

Conservation area CONSAREA\_22: Kingsbridge.

---

Accessibility

 **None**

---

Mining


 **No coal mining risk identified**

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

---

Additional information

Loft access

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

**Loft boarded**

Yes

**Loft insulated**

Yes

**Access details**

Loft hatch at top of stairs.










---

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.**
-  Wells, ditches and shafts: **To be provided**
-  Damaged or exposed electrics: **To be provided**
-  Damage to flooring or staircases: **To be provided**
-  Known areas in poor condition: **To be provided**








---

## Onward chain

-  **Onward chain**  
This sale is not dependent on completion of the purchase of another property.


---

## Warranties and guarantees

-  New home warranty: **To be provided**
-  Roofing work: **To be provided**
-  Damp proofing treatment: **To be provided**
-  Timber rot or infestation treatment: **To be provided**
-  Central heating and plumbing: **To be provided**
-  Double glazing: **To be provided**
-  Electrical repair or installation: **To be provided**

---

## Insurance claims

-  Insurance claims: **To be provided**

---

## Other material issue

-  Other material issue: **To be provided**



Moverly has certified this data

Accurate as of 19 May 2026

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