

Address

Source: HM Land Registry

✓ 141 Cumber Close
Malborough
Kingsbridge
Devon
TQ7 3DG
UPRN: 100040284670

EPC

Source: GOV.UK

✓ Current rating: **E**
Potential rating: **C**
Current CO2: **0.9 tonnes**
Potential CO2: **0.5 tonnes**
EPC certificate number: **8436-7325-8300-0504-0296**
Expires: **14 May 2036**

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 141 Cumber Close, Malborough, Kingsbridge (TQ7 3DG).
Title number DN487548.
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: **A**
Authority: **South Hams District Council**

NTS Part B

Construction

👤 **Standard construction**

Property type

👤 **Mid-terrace, Bungalow**
Number of floors: **1**
Floorplan: **To be provided**

Parking

⚠️ **Communal, On Street, Off Street**
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

 **Room heaters only - no central heating system**

Heating system: Room heaters only

To be provided

Broadband

Source: Ofcom

 **The property has Superfast broadband available**

Broadband speed: Superfast

Standard	3 Mb	0.5 Mb	
Superfast	80 Mb	20 Mb	
Ultrafast	Unavailable	Unavailable	

Mobile coverage

Source: Ofcom



	EE	Good	
	O2	Great	
	Three	Great	
	Vodafone	OK	

NTS Part C

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

 **Title DN25762 contains restrictions or restrictive covenants**

Restrictive covenants (Title DN25762): **Present**

Title DN487548 contains restrictions or restrictive covenants

Restrictive covenants (Title DN487548): **Present**

Rights and easements



Title DN487548 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property benefits from legal rights granted in a 1971 document.

- Neighboring land has the right to the free flow of water, gas, electricity, and sewage through any pipes or cables that run under or over this property.
- There are rights for the relevant parties to access the property to repair and maintain these utility pipes and cables.

Title DN25762 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property is subject to a right for neighboring land to use existing utility services. This means pipes, wires, and drains for water, gas, and electricity that run through the land can continue to be used and repaired by the neighbors.

- The property benefits from specific legal rights granted in a 1971 document.
- There are specific rules regarding the maintenance and ownership of boundary structures, such as fences or walls, as set out in the 1971 document.



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



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



No

Accessibility



None

Mining



No coal mining risk identified

No mining risk (other than coal mining) identified

Additional information

Price paid



£77,500 (DN487548)

Source: HM Land Registry

Paid on 5 November 2003

The price stated to have been paid on 17 October 2003 was £77,500.

Loft access

-  The property has access to a loft.
 - Loft boarded
 - No
 - Loft insulated
 - No
 - Access details
 - Hatch from bedroom.

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.**
-  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.

Rentcharges

-  Estate rentcharge
 - There is an estate rentcharge payable on the property. The annual amount is £110. Salcombe View Resident Association annual charge

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 13 August 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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