

## Address

Source: HM Land Registry

 39 Applegate Way

Kingsbridge

Devon

TQ7 1FL

UPRN: 10093771519

## EPC

Source: GOV.UK

 Current rating: **B**Potential rating: **A**Current CO2: **1.6 tonnes**Potential CO2: **0.4 tonnes**Expires: **16 May 2033** [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 39 Applegate Way, Kingsbridge (TQ7 1FL).

Title number DN761324.

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: **D**Authority: **South Hams District Council**

# NTS Part B

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## Construction

 **Standard construction**

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## Property type

 **Detached, House**

Floorplan: **To be provided**

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## Parking

 **Driveway**

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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

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

The system was installed on 12 Apr 2023.

 **Double glazing is installed.**

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 **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	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	1800 Mb
MAX UPLOAD	900 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

Source: HM Land Registry

 **Title DN761324 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - Register restriction (entry 3 / non-charge restriction): No sale or lease of the property may be registered unless a certificate is signed by the owner of the land in titles DN698123 and DN698234 (or their conveyancer) confirming that the requirements of Clause 12.4.3(i) of the Transfer dated 31 May 2023 have been followed, or that that clause does not apply. In plain terms: before you can register a sale or grant a lease, you must get a certificate from the owners of DN698123 and DN698234 (or their lawyer) confirming a particular obligation in the Transfer has been met – you need to check the Transfer to know exactly what that obligation is. - Charge restriction (entry 4 / B register): No sale or lease of the property may be registered without the written consent of the person who holds the mortgage dated 31 May 2023 in favour of HSBC UK Bank PLC. In plain terms: the mortgage lender must give written permission before a sale or lease can be registered. - Restrictive covenants in the Transfer dated 31 May 2023 (charges register entry 1): The Transfer from Devonshire Homes Limited and Westco Properties Limited to Henry Holdsworth contains restrictive covenants affecting the property. The register notes a copy is filed, but the register does not set out the exact wording. In plain terms: the buyer is bound by promises in the Transfer that limit what can be done with the land (for example, they might limit building types, fences, use, or require maintenance). You must read the Transfer to see the exact restrictions.

## Rights and easements

 **Title DN761324 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further: - Drainage rights (clause 12.2(b) of the Transfer dated 31 May 2023): the buyer has drainage rights granted by the Transfer, but only so far as those rights can exist at law and these rights are granted over land now or formerly in titles DN698123 and DN698234. In plain terms: there is a right to drain water across or into neighbouring land (DN698123/DN698234) as described in the Transfer, but this will only operate to the extent the law recognises such rights. - Other easements granted by the Transfer: the register states the land benefits from any legal easements created by the Transfer, subject to any rights reserved by the same deed. In plain terms: the Transfer may grant other rights (for example, rights of access or services) in favour of this property; you should read the Transfer to see the exact rights granted and any exceptions.

 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

 **None**

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## Mining

 **No coal mining risk identified**

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

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## Additional information

 **£400,000 (DN761324)**

Paid on 13 July 2023

The price stated to have been paid on 31 May 2023 was £400,000.

**Loft access** **The property does not have access to a loft.****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 16 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.