

## Address

Source: HM Land Registry

 **9 Furzedown Road**  
**Malborough**  
**Kingsbridge**  
**Devon**  
**TQ7 3EX**  
UPRN: **10093770832**

## EPC

Source: GOV.UK

 Current rating: **B**  
Potential rating: **A**  
Current CO<sub>2</sub>: **1.2 tonnes**  
Expires: **1 December 2029**  
[!\[\]\(b3cfbfd04368a71f4c64e073908d25d7\_img.jpg\) View certificate on GOV.UK](#)  
[!\[\]\(4f8bc95274d4d489592709b569351eb7\_img.jpg\) 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 9 Furzedown Road, Malborough, Kingsbridge (TQ7 3EX).  
Title number DN723348.  
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

 **Semi-detached, House**

Floorplan: **To be provided**

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## Parking

 **Allocated, Private, Covered, Off Street**

Controlled parking zone: **Yes**

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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 1 Jan 2020.

 **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 | 3 Mb  |
| MAX UPLOAD   | 0.4 Mb  |
| AVAILABILITY |    |
| DETAILS      |   |
| NAME         | Superfast   |
| MAX DOWNLOAD | 78 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

Great

SIGNAL STRENGTH



DETAILS

PROVIDER

**O2**

COVERAGE

OK

SIGNAL STRENGTH



DETAILS

PROVIDER

**Three**

COVERAGE

OK

SIGNAL STRENGTH



DETAILS

PROVIDER

**Vodafone**

COVERAGE

OK

SIGNAL STRENGTH



DETAILS

# NTS Part C

## Building safety issues

 **No**

## Restrictions

Source: HM Land Registry

 **Title DN723348 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - Restrictive covenants in the Transfer dated 28 February 2018 (copy filed under DN696044) – these place limits on what the owner can do; the register records their existence but the exact wording is in the filed copy. - Restrictive covenants in the electricity substation Transfer dated 23 October 2019 (filed under DN721488) – the deed grants rights to Western Power Distribution and also includes covenants by the transferor that limit use of the land in certain ways; exact terms are in the filed copy. - Restrictive covenants in the Transfer dated 20 December 2019 (copy filed) – the most recent transfer contains covenants affecting the property; the filed transfer sets out the detailed limits. - Registration restriction in the Proprietorship Register (entered 15 January 2020) – no sale or charge of the property can be registered unless The View (Malborough) Management Company Limited (or their conveyancer) signs a certificate confirming that paragraph 3 of Part 4 of the Schedule of the 20 December 2019 Transfer has been complied with. This stops a new owner or lender being registered until that certificate is provided.

## Rights and easements

 **Title DN723348 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- Rights reserved by the Conveyance dated 5 April 1954 for the benefit of Ordnance Number 267 (now certain properties on Marlborough Park and nearby properties) – these are rights, privileges and advantages enjoyed over the property, including public and private rights of way, water support, drainage, light and wayleaves for electric poles and cables, drains and pipes. In plain terms: neighbours and utility owners may have rights to use parts of the land for access, drains, pipes, support and electricity equipment. - Legal easements granted or referred to in the Transfer dated 28 February 2018 – the 2018 transfer grants some rights that benefit this land and also reserves some rights affecting it; the filed transfer sets out the exact easements. - Legal easements and provisions in the Transfer dated 20 December 2019 – this transfer includes provisions about light or air and boundary structures, and provisions about creating or passing easements, and contains a covenant and provision about granting rights in certain events (an equitable easement). In plain terms: there are rights protecting light/air and boundary/structure arrangements and there are recorded rights that may allow others to use parts of the land in specified ways. - Rights granted by the electricity substation Transfer dated 23 October 2019 to Western Power Distribution (South West) Plc – that deed grants rights over the land for an electricity substation and associated apparatus which affect the registered land; this will allow the electricity company to use or access parts of the land for the substation and its equipment.

 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

 **£350,000 (DN723348)**

Paid on 15 January 2020

The price stated to have been paid on 20 December 2019 was £350,000.

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## Loft access

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

The loft is insulated and boarded and is accessed by: Loft hatch and integrated ladder on the first floor

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## Outside areas

 **Outside areas: Rear garden.**

## Specialist issues

 Asbestos: **No asbestos has been disclosed.**

 Japanese Knotweed: **It is not known if japanese knotweed is present.**

A surveyor will be able to provide more detail.

 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.**

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## Onward chain

 **Onward chain**

This sale is not dependent on completion of the purchase of another property.

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## Rentcharges

 **Estate rentcharge**

There is an estate rentcharge payable on the property. The annual amount is £246. First Port Residential Property Management

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## Moverly has certified this data

Accurate as of 31 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.

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