

Address

Source: HM Land Registry

✔ **2 Gratton Drive**
Chillington
Kingsbridge
Devon
TQ7 2LT

UPRN: **100040285486**

EPC

Source: GOV.UK

✔ Current rating: **D**

Potential rating: **B**

Current CO2: **5.8 tonnes**

Potential CO2: **3 tonnes**

EPC certificate number: **4537-6324-8200-0348-6226**

Expires: **2 May 2033**

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 2 Gratton Drive, Chillington, Kingsbridge (TQ7 2LT).
Title number DN107997.
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

Construction

👤 **Standard construction**

Property type

👤 **Semi-detached, House**

Number of floors: **1**

Floorplan: **To be provided**

Parking

⚠ **Garage, Driveway**


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

 **No heating system is installed**

Heating system: None




To be provided

Broadband

Source: Ofcom

 **The property has Superfast broadband available**

Broadband speed: Superfast

Standard	17 Mb	1 Mb	
Superfast	80 Mb	20 Mb	
Ultrafast	Unavailable	Unavailable	

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 DN107997 contains restrictions or restrictive covenants**


Restrictive covenants (Title DN107997): Present


Rights and easements

 **Title DN107997 contains beneficial rights or easements**


Here is a summary but a property lawyer can advise further:- The property has the benefit of specific rights granted in a 1980 Transfer, which allow the owner to use or access certain areas or services as defined in that document.

- The land is subject to rights for others to lay, connect to, and use roads, drains, water, and electricity services. This is a common arrangement that allows utility companies or neighbors to maintain essential services that may pass through the land.


 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


 **£295,000 (DN107997)**

Source: HM Land Registry

Paid on 21 November 2023

The price stated to have been paid on 14 November 2023 was £295,000.

Loft access

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

Loft boarded

No


Loft insulated

Yes







Access details

Through hatch in bedroom two.

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.

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 10 June 2026

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