

Address

Source: HM Land Registry

**12 Crosslands****Thurlestone****Kingsbridge****Devon****TQ7 3TF**UPRN: **100040284522**

EPC

Source: GOV.UK

Current rating: **E**Potential rating: **C**Current CO2: **8.3 tonnes**Potential CO2: **3.6 tonnes**Expires: **23 May 2035**Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/2493-3050-4205-2525-7204>

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 12 Crosslands, Thurlestone, Kingsbridge (TQ7 3TF).

Title number DN222128.

Absolute Freehold is the class of tenure held by HM Land Registry.

Tenure marketed as: **Freehold**



Council Tax band: **G**

Authority: **South Hams District Council**

NTS Part B

Construction



Standard construction

Property type



Detached, Bungalow

Floorplan: **To be provided**

Parking



Garage, Driveway

Electricity



Connected to mains electricity

Water and drainage



Connected to mains water supply

Mains surface water drainage: **Yes**

Sewerage: **Connected to mains sewerage**

Heating



Central heating, Oil

Heating features: **Double glazing, Open fire**

 **The property has Superfast broadband available.**

The connection type is "FTTC (Fibre to the Cabinet)".

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.

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|------|-----------------|
| NAME | Standard |
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| MAX DOWNLOAD | 3 Mb |
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| MAX UPLOAD | 0.4 Mb |
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| AVAILABILITY |  |
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| DETAILS |
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| NAME | Superfast |
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| MAX DOWNLOAD | 56 Mb |
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| MAX UPLOAD | 10 Mb |
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| AVAILABILITY |  |
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| DETAILS |
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| NAME | Ultrafast |
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| MAX DOWNLOAD | Unavailable |
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| MAX UPLOAD | Unavailable |
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| AVAILABILITY |  |
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| DETAILS |
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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 OK

SIGNAL STRENGTH

DETAILS

PROVIDER **Vodafone**

COVERAGE Great

SIGNAL STRENGTH

DETAILS

NTS Part C

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

 **Title DN222128 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - The property cannot have more than four dwellings per acre. - No additional buildings or external alterations are allowed without written consent. - No caravans, trailers, or boats can be stationed on the property unless stored in the garage and not visible from the road. - The property can only be used as a private home and garage, with no business activities allowed. - Only domestic pets are allowed; no other animals can be kept. - No fences, walls, or hedges can be erected in the ornamental garden area, and plants in this area cannot grow taller than 8 feet. - Clothes can only be dried in a designated area. - Specific rules apply to the colours and materials used for external parts of the property. - No external aerials or antennas are allowed. - The property cannot be used for storing petroleum products (this restriction was later released).

Rights and easements

 **Title DN222128 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- The property has a right of way over footpaths and roads within the estate. - It has rights to use shared utilities like water, electricity, and fuel oil through shared pipes and cables. - The owner can enter neighbouring land to maintain or repair shared utilities. - The property is subject to rights allowing neighbouring properties to use shared utilities and access for maintenance.

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

Flood risk

 **No**

River and sea flooding risk: Very low; Surface water flooding risk: Very low; Reservoir flooding risk: Not at risk; Groundwater flooding risk: Unlikely

 **History of flooding**

No history of flooding has been reported.

Coastal erosion risk

 **To be provided**

Planning and development

 No

Listing and conservation

 No

Accessibility

 None

Mining

 No coal mining risk identified

No mining risk (other than coal mining) identified



Moverly has certified this data

Accurate as of 29 May 2025

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