


### Address

Source: HM Land Registry

 **Homefield Lodge**  
**Thurlestone**  
**Kingsbridge**  
**Devon**  
**TQ7 3LF**  
  
UPRN: **10004750288**

### EPC


Source: GOV.UK


 Current rating: **E**  
Potential rating: **E**  
Current CO2: **3.3 tonnes**  
Potential CO2: **3 tonnes**  
Expires: **8 April 2036**  
[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 Homefield Lodge, Homefield, Thurlestone, Kingsbridge, (TQ7 3LF).  
Title number DN423187.  
Absolute Freehold is the class of tenure held by HM Land Registry.

 Tenure marketed as: **Freehold**



Council Tax band: **F**

Authority: **South Hams District Council**

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## NTS Part B

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### Construction



**Standard construction**

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### Property type



**Detached, House**

Number of floors: **2**

Floorplan: **To be provided**

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### Parking



**Garage, 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

### **LPG-powered central heating is installed**

The system was installed on 7 Nov 1999.

### **Open fire is installed**

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 **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
MAX DOWNLOAD	5 Mb
MAX UPLOAD	0.7 Mb
AVAILABILITY	

DETAILS 

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NAME	Superfast
MAX DOWNLOAD	33 Mb
MAX UPLOAD	6 Mb
AVAILABILITY	

DETAILS 

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NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	

DETAILS 

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# Mobile coverage

Source: 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

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## Building safety issues

 **No**

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## Restrictions

Source: HM Land Registry

 **Title DN423187 contains restrictions or restrictive covenants**


Here is a summary but a property lawyer can advise further: - The owner is not permitted to run a retail shop on the property or any part of the land. This is a common restriction used to keep a residential area quiet. - The owner must not object to the ringing of the church bells or the chiming of the church clock at the Parish Church of All Saints Thurlestone. - There are specific rules regarding boundary structures, such as fences or walls, which are detailed in a legal document from 1999. - The property is subject to additional rules (restrictive covenants) set out in a 1999 agreement involving Thurlestone Management Limited, which govern how the land can be used.

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## Rights and easements

 **Title DN423187 contains beneficial rights or easements**


Here is a summary but a property lawyer can advise further:- The property benefits from legal rights over neighbouring land. These 'easements' often include things like the right to use shared access paths or the right for utility pipes and cables to pass under nearby ground. - The property is also subject to rights held by neighbours. This means others may have the legal right to access parts of the land for specific reasons, such as maintaining shared services. - Some rights granted in 1999 over a specific piece of nearby land may have limited legal protection because that land was registered with 'possessory title' (a type of ownership based on long-term use rather than full historical deeds).

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

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## 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**

Drainage grid at entrance to Homefield development.

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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

 **In a conservation area**

Conservation area CONSAREA\_43: Thurlestone.

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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

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### Loft access

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

#### Loft boarded No #### Loft insulated Yes #### Access details Hatch.






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### Outside areas

 **Outside areas: Rear garden**

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## 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.**
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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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### Moverly has certified this data

Accurate as of 10 April 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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