

Address

Source: HM Land Registry

 **8 Dodbrooke Court**

Rack Park Road

Kingsbridge

Devon

TQ7 1DS

UPRN: **100040287120**

EPC

Source: GOV.UK

 Current rating: **C**

Potential rating: **B**

Current CO2: **1.1 tonnes**

Potential CO2: **0.6 tonnes**

Expires: **28 January 2036**

 [View certificate on GOV.UK](#)

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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 8, Dodbrooke Court, Rack Park Road, Kingsbridge and garage (TQ7 1DS).

Title number DN160184.

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

 Tenure marketed as: **Freehold**



Council Tax band: **C**



Authority: **South Hams District Council**

NTS Part B

Construction



Standard construction

Property type



Mid-terrace, House



Floorplan: **To be provided**

Parking



Communal, Garage

Electricity



Mains electricity: **Mains electricity supply is connected.**



Solar panels are installed.



The panels are owned outright

Water and drainage



Connected to mains water supply



Mains surface water drainage: **Yes**



Sewerage: **Connected to mains sewerage**

Heating

-  **No heating system is installed.**
-  **Double glazing and Night storage are installed.**

 **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.

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	Unavailable
MAX UPLOAD	Unavailable
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 DN160184 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - Restriction dated 5 October 2018 linked to the HSBC charge: no sale, transfer, or other dealing in the registered title can be registered without a written consent signed by the current owner of the registered charge (HSBC UK Bank PLC). In plain terms: you cannot register a sale, transfer of ownership, or a new mortgage on this property unless HSBC gives written permission. - Covenants in the Conveyance dated 29 March 1984 (referred to in the register): the 1984 deed contains promises affecting the land (these are obligations the owner must keep). The register notes that those covenants exist but does not set out their full terms; one specific point recorded is a provision about boundary structures (for example, walls, fences or similar). The transfer to the current owners also includes a covenant to observe and perform the covenants in the register: this means the current owners have promised to keep the obligations from earlier deeds that still apply. - The rentcharge deed also contains covenants described in the register. Those will include obligations connected with the rentcharge (for example, payment and possibly other duties). The register notes the deed but you must look at the deed itself to see the precise restrictions.

Rights and easements



Title DN160184 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The land "has the benefit of the rights granted by" the Conveyance dated 29 March 1984. That means the property is entitled to positive rights (such as rights of way, access for services or other benefits) created by that 1984 conveyance; the register does not list them in full so you must check the 1984 conveyance for the exact rights. - Some of those rights granted in 1984 were partially released by a Deed dated 21 July 2008. In plain English: some of the positive rights were given up by the 2008 deed, so not all original rights remain. The 2008 deed shows which rights were removed and which remain.



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.

Coastal erosion risk

 **No coastal erosion risk has been identified.**

Planning and development

 **No**

Listing and conservation

 **No**

Accessibility

 **None**

Mining

 **No coal mining risk identified**

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

Additional information

 **£203,000 (DN160184)**

Paid on 2 November 2016

The price stated to have been paid on 30 September 2016 was £203,000.

Loft access

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

The loft is insulated and boarded and is accessed by: Wooden ladder

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.**

Onward chain

 **Onward chain**

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

Rentcharges

 **Estate rentcharge**

There is an estate rentcharge payable on the property. The annual amount is £250. The annual service charge is set each year at the Dodbrooke Court Residents Association AGM. The charge for 2025-6 was £250 and it is anticipated this might go up to £275 for the next financial year. This fee covers the maintenance of the communal areas.



Moverly has certified this data

Accurate as of 29 January 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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