

Address

Source: HM Land Registry

✓ 42 Vincents Road
Kingsbridge
Devon
TQ7 1RP
UPRN: 10004741773

EPC

Source: GOV.UK

✓ Current rating: **E**
Potential rating: **C**
Current CO2: **6.6 tonnes**
Potential CO2: **3.5 tonnes**
EPC certificate number: **8005-5154-8622-7207-5603**
Expires: **8 June 2030**

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 42 Vincents Road, Kingsbridge (TQ7 1RP).
Title number DN234692.
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: **2**
Floorplan: **To be provided**

Parking

⚠️ **Garage**
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 Ultrafast broadband available**

Broadband speed: **Ultrafast**

Standard	16 Mb	1 Mb	
Superfast	80 Mb	20 Mb	
Ultrafast	1800 Mb	220 Mb	

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 DN234692 contains restrictions or restrictive covenants**

Restrictive covenants (Title DN234692): **Present**

Rights and easements

 **Title DN234692 contains beneficial rights or easements**

Here is a summary but a property lawyer can advise further:- The property has the benefit of legal rights (known as easements) granted in a 1988 Transfer document. These are positive rights that allow the owner to use or access parts of neighbouring land for specific purposes.

- The land is subject to rights for drainage and the supply of water, gas, and electricity. This allows utility providers to maintain the pipes and cables that run through the property to serve the local area.

 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

-  **Tree Preservation Order in place**

Accessibility

-  **None**

Mining

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

Additional information

Price paid

Source: HM Land Registry

-  **£325,000 (DN234692)**
Paid on 30 July 2018
The price stated to have been paid on 26 July 2018 was £325,000.

Loft access

-  **The property has access to a loft.**
Loft boarded
Yes
Loft insulated
Yes
Access details
loft 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.**
-  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 4 August 2026

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