

Address

Source: HM Land Registry

- ✓ 78 Elmwood Park
- Loddiswell
- Kingsbridge
- Devon
- TQ7 4SD
- UPRN: 100040284948

EPC

Source: GOV.UK

- ✓ Current rating: **D**
- Potential rating: **C**
- Current CO2: **1.3 tonnes**
- Potential CO2: **0.9 tonnes**
- Expires: **13 November 2035**
- 🔗 [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 78 Elmwood Park, Loddiswell, (TQ7 4SD).
Title number DN130158.
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



Semi-detached, Bungalow

Floorplan: **To be provided**

Parking



Garage, Allocated

Electricity



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

Water and drainage



Connected to mains water supply

Mains surface water drainage: **Yes**

Sewerage: **Connected to mains sewerage**

Heating



No heating system is installed.

To be provided

 **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	18 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 DN130158 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - Court authorisation restriction (Joint-owner restriction): A registered rule prevents a sole owner from dealing with the property in a way that produces capital money (for example selling or mortgaging the property) unless a court gives permission. In plain terms: both joint owners must normally agree to a sale or any transaction giving rise to sale proceeds; a sole owner cannot sell on their own without a court order. - Restrictive covenants in the Transfer dated 30 April 1982: The 1982 Transfer contains promises (called covenants) restricting what the owners can do with the land. The register does not set out the wording, only that they exist and that the original deed is filed. One specific provision noted in the register relates to boundary structures (for example rules about fences, walls or hedges). You must read the 1982 Transfer to see the exact prohibitions or obligations (for example it may forbid certain buildings, require maintenance of boundaries, or limit use). - Personal covenant by current proprietors: The Transfer to the current owners contains a promise by them to keep and comply with the covenants recorded in the Charges Register and to compensate anyone if they are liable under those covenants. In plain English: the owners have promised to follow the covenants and to pay for any losses if they fail to do so.

Rights and easements

 **Title DN130158 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- Rights granted by the Transfer dated 30 April 1982: The property register records that this title benefits from rights granted by that Transfer, but the register does not give the text. These are positive rights in favour of this land (for example a right of way, or a right to use services) – you must read the 1982 Transfer to know the exact rights. - Rights reserved by the Transfer dated 30 April 1982: The register also records that the property is subject to rights reserved by that Transfer. That means other land (likely retained by the seller) has some rights over this property (for example rights to maintain pipes or to cross part of the land). The exact nature of those reserved rights is set out in the 1982 Transfer and must be checked there. - Provision as to boundary structures: The Transfer contains a specific clause about boundary structures. This is likely to give either a right or a duty about who repairs or maintains fences/walls or how they may be built. Check the 1982 Transfer for details.

 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

Price paid

Source: HM Land Registry



£176,000 (DN130158)

Paid on 26 October 2004

The price stated to have been paid on 5 October 2004 was £176,000.

Loft access



The property has access to a loft.

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

Outside areas



Outside areas: Rear garden and Front garden.

Specialist issues



Asbestos: **No asbestos has been disclosed.**



Japanese Knotweed: **It is not known if japanese knotweed is present.**

A surveyor will be able to provide more detail.



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.



Moverly has certified this data

Accurate as of 30 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.