

### Address

Source: HM Land Registry

- ✓ **14 Pippin Place**
- Kingsbridge**
- Devon**
- TQ7 1FJ**
- UPRN: **10093771563**

### EPC

Source: GOV.UK

- ✓ **Current rating: B**
- Potential rating: B**
- Current CO2: 1.7 tonnes**
- Potential CO2: 0.6 tonnes**
- Expires: 11 November 2031**
- 🔗 [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 14 Pippin Place, Kingsbridge (TQ7 1FJ).  
Title number DN744287.  
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: E**
- Authority: **South Hams District Council**

# NTS Part B

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## Construction

 **Standard construction**

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## Property type

 **Detached, House**

Floorplan: **To be provided**

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## Parking

 **Garage, Driveway**

Electric vehicle charging point: **Yes**

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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

 **Mains gas-powered central heating is installed.**

The system was installed on 7 Dec 2021.

 **Double glazing is installed.**

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 **The property has Ultrafast broadband available.**

The connection type is "FTTP (Fibre to the Premises)".

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   | 19 Mb   |
| AVAILABILITY |  |
| DETAILS      |   |
| NAME         | Ultrafast   |
| MAX DOWNLOAD | 1800 Mb   |
| MAX UPLOAD   | 900 Mb  |
| AVAILABILITY |  |
| DETAILS      |   |

## Mobile coverage

Source: Ofcom



Actual services available may be different (data provided by Ofcom).

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PROVIDER

**EE**

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

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PROVIDER

**O2**

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

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PROVIDER

**Three**

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

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PROVIDER

**Vodafone**

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

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# NTS Part C

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## Building safety issues

 **No**

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## Restrictions

Source: HM Land Registry

 **Title DN744287 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - Register restriction requiring a certificate signed by the owners of titles DN698123 and DN698234 (or their solicitor) confirming that Clause 12.4.3(i) of the Transfer dated 7 December 2021 has been complied with or does not apply. In plain English: you cannot register a transfer or a lease of this property unless those other title owners confirm in writing that the specific clause in the Transfer has been dealt with or is not relevant. - Charge restriction requiring written consent from Santander UK PLC before the Land Registry will register a transfer of the property. In plain English: the mortgage lender must agree in writing before a sale or transfer can be registered. - Restrictive covenants recorded in the Transfer dated 7 December 2021 between the sellers and the current owners. In plain English: the owners have made promises limiting how the land can be used or developed. The register does not list the full wording; the exact limits are in the Transfer (copy filed) and should be checked for precise restrictions. - Provisions in the Transfer about light or air and boundary structures. In plain English: there are rules about rights to light/air and about who may alter or keep boundary walls, fences or other boundary structures. The full details are in the Transfer.

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## Rights and easements

 **Title DN744287 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- The property has the benefit of legal easements granted by the Transfer dated 7 December 2021, to the extent set out in that deed. In plain English: the owners have positive rights over neighbouring land as described in the Transfer (for example, rights to use or maintain certain services). - Drainage rights under Clause 12.2(b) of the Transfer, granted over land now or formerly in titles DN698123 and DN698234, so far as they can exist at law. In plain English: the owners have a right to drain water across or into the neighbouring land in those titles (for example, a right for surface or foul water to pass through specified pipes or drains on neighbouring land). - A covenant in the Transfer about the future grant of rights in particular events (referred to in the charges register). In plain English: the Transfer may require that, if certain things happen, further rights over neighbouring land will be created or granted; the detail is in the Transfer.

 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**

Flood defences are installed.

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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

 **No**

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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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## Price paid

Source: HM Land Registry



**£454,950 (DN744287)**

Paid on 6 January 2022

The price stated to have been paid on 7 December 2021 was £454,950.

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## Loft access



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

The loft is insulated and unboarded and is accessed by: Stepladder

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## Outside areas



**Outside areas: Rear garden and Front 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 dependent on completion of the purchase of another property.

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## Rentcharges



**Estate rentcharge**

There is an estate rentcharge payable on the property. The annual amount is £199. Welden Property Management Ltd

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## **Moverly has certified this data**

Accurate as of 28 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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