

Address

Source: HM Land Registry

✔ **98 Cumber Close**
Malborough
Kingsbridge
Devon
TQ7 3DG

UPRN: **100040284627**

EPC

Source: GOV.UK

✔ Current rating: **D**

Potential rating: **C**

Current CO2: **0.8 tonnes**

Potential CO2: **0.3 tonnes**

EPC certificate number: **2686-3030-9204-8756-3204**

Expires: **30 April 2036**

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 98 Cumber Close, Malborough, Kingsbridge (TQ7 3DG).
Title number DN26444.
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: **B**

Authority: **South Hams District Council**

NTS Part B

Construction

👤 **Standard construction**

Property type

👤 **Mid-terrace, Bungalow**

Number of floors: **1**

Floorplan: **To be provided**

Parking


⚠ **Garage En Bloc**

Dropped kerb access: **To be provided**

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

 **Room heaters only - no central heating system**

 **Double glazing is installed**

Broadband

Source: Ofcom

 **The property has Superfast broadband available**

The connection type is "FTTC (Fibre to the Cabinet)".

Standard	3 Mb	0.5 Mb	
Superfast	80 Mb	20 Mb	
Ultrafast	Unavailable	Unavailable	

Mobile coverage

Source: Ofcom





EE

Great



O2

Good



Three

Great



Vodafone

Great



NTS Part C

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

 **Title DN26444 contains restrictions or restrictive covenants**

Here is a summary but a property lawyer can advise further:

- The property must not be used for any noisy, harmful, or offensive trade or business.
- The owner is prohibited from using the land for any purpose that may cause a nuisance, damage, or annoyance to the neighbors or the owners of the nearby land to the south-west.
- There are legal rules (covenants) contained in the 1971 transfers that limit how the land can be used.
- There are specific provisions regarding the maintenance and responsibility for boundary structures, such as fences or walls, as detailed in the 1971 legal documents.

Rights and easements

✔ Title DN26444 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property has the benefit of legal rights granted in the 1971 transfers, which typically include rights of access or the use of shared services.

- Neighboring land has the right to the free passage of water, gas, electricity, and sewage through any pipes, wires, or drains that run under or over the property.
- There are rights for the relevant parties to enter the land to repair, maintain, or replace these service pipes and cables when necessary.

👤 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**

👤 Historical flooding: **History of flooding**
No history of flooding has been reported.

⚠ Storm, fire and flood damage: **To be provided**

👤 Flood defences: **Flood defences**
Flood defences are installed.

Coastal erosion risk

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

Planning and development

⚠ **No**

Neighbour development: **No**

Listing and conservation

👤 **No**

Accessibility

👤 **Level access shower**

Mining

✔ **No coal mining risk identified**

No mining risk (other than coal mining) identified

Additional information

Loft access

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

Loft boarded

No

Loft insulated

Yes

Access details


Hatch from hall.

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.

Rentcharges

 **Estate rentcharge**

There is an estate rentcharge payable on the property. The annual amount is £110. Annual estate management charge

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 6 May 2026

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