

Address

Source: HM Land Registry

✓ **4 Washabrook Way**
Kingsbridge
Devon
TQ7 1RJ

UPRN: **100040287887**

EPC

🔍 **Energy Performance Certificate**
We checked, and no Energy Performance Certificate was found for this property. We'll keep retrying so when one is registered, we'll fetch it.

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 4 Washabrook Way, Kingsbridge, (TQ7 1RJ).
Title number DN171365.
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

Construction

👤 **Standard construction**

Property type

👤 **Detached, House**

Floorplan: **To be provided**

Parking

⚠️ **Garage, Driveway, Private**

Disabled parking: **Yes**

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

- ✓

Mains gas-powered central heating is installed

Heating system: Mains gas-powered central heating
- 👤

Double glazing and Open fire are installed

Other heating features: Double glazing and Open fire

Broadband

Source: Ofcom

- ✓

The property has Ultrafast broadband available

Broadband speed: Ultrafast

Standard	17 Mb	1 Mb	✓
Superfast	80 Mb	20 Mb	✓
Ultrafast	1800 Mb	220 Mb	✓

Mobile coverage

Source: Ofcom

- ✓

	EE	OK	
	O2	Great	
	Three	Great	
	Vodafone	OK	

NTS Part C

Building safety issues

👤 No

Restrictions

Source: HM Land Registry

- ✓

Title DN171365 contains restrictions or restrictive covenants

Restrictive covenants (Title DN171365): Present

Rights and easements

- ✓

Title DN171365 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 1981 document.
 - The property has the benefit of legal rights (easements) granted in a 1984 document.
- 👤

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

-  **No**

Accessibility

-  **None**

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
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: **A subsidence or structural fault issue has been disclosed.**

The answer to the house is NO, but when the conservatory was built about 25 years ago, there was a settlement of 3 millimetres which I resolved with underpinning to the satisfaction of the insurance company. No movement since. A surveyor will be able to provide more detail.



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 25 September 2026

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