


Address

Source: HM Land Registry

 **Flat 1**
Porch House
Church Steps
Kingsbridge
Devon
TQ7 1PZ
UPRN: 10004747424

EPC

Source: GOV.UK

 **Current rating: E**
Potential rating: D
Current CO2: 5.3 tonnes
Potential CO2: 4.5 tonnes
Expires: 13 April 2031
[View certificate on GOV.UK](#)
[Download EPC report](#)

NTS Part A

Tenure

Source: HM Land Registry

Leasehold

The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Flat 1, 70-72 Fore Street, Kingsbridge (TQ7 1PP). NOTE: Only the Lower Floor Flat in the Upper Building is included in the title.

Title number DN308666.

Absolute Leasehold is the class of tenure held by HM Land Registry.

Tenure marketed as: **Leasehold**

Local council

Source: Valuation Office Agency

Council Tax band: **A**

Authority: **South Hams District Council**

Lease length

Source: HM Land Registry

To be provided

Ground rent

Provided by vendor

£50 a year

Not subject to increase

Service charge

£1,000 a year

NTS Part B

Construction

 **Standard construction**

Property type

 **End-terrace, Flat**

Number of floors: **1**

Entrance on floor: **2**

Has lift: **No**

Over commercial premises: **Yes**

There is a butchers shop on the ground floor level

Floorplan: **To be provided**

Parking

 **Allocated**

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: **No**

Sewerage: **Connected to mains sewerage**

Heating


 No heating system is installed

To be provided


 **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	20 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS 	

NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	
DETAILS 	

NAME	Ultrafast
MAX DOWNLOAD	1800 Mb
MAX UPLOAD	220 Mb
AVAILABILITY	
DETAILS 	

Mobile coverage

Source: 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 DN308666 contains restrictions or restrictive covenants


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

- There is a standard restriction that prevents a single owner from selling the property or taking out a loan against it on their own if there are multiple people with a financial interest. This is a common protection for joint owners.
 - To protect against identity fraud, no sale or transfer can be registered without a certificate from a lawyer confirming that the person signing the documents is the actual owner.
 - The current owner must obtain written consent from their lender, Clydesdale Bank PLC, before the property can be transferred to a new owner. This is a routine part of the sale process and is handled by solicitors.
 - The lease contains specific rules regarding 'alienation' (the legal term for selling or transferring the property). If these rules are not followed, the transfer of the property might not be legally valid.
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Rights and easements





Title DN308666 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property includes legal rights (known as easements) granted by the lease. These typically include positive rights such as the right to use shared pipes, wires, and access ways needed to enjoy the property.

 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: **To be provided**
-

Listing and conservation

-  **Is a listed building**
Listed building 1107528: 70 And 72 Fore Street Kingsbridge [LISTED BUILDINGS for the Parish of Kingsbridge. Grade II, (1/10). Property shown in the 3rd List of Buildings of Special Architectural or Historic Interest for the District of South Hams.

Probably C18 altered, 3 storey, rendered, 2 flush frame sash windows at upper floors. C19 wood shop fronts, one with entrance on splay, left. Wide eaves soffit.].

In a conservation area
Conservation area CONSAREA_22: Kingsbridge.
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Accessibility

 None

Mining


 No coal mining risk identified

No mining risk (other than coal mining) identified

Additional information

Price paid

Source: HM Land Registry

 **£145,000 (DN308666)**


Paid on 27 July 2021

The price stated to have been paid on 9 July 2021 was £145,000.







Loft access

 **The property does not have access to a loft.**

Outside areas

 **No outside areas are available**

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**
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Onward chain

-  **Onward chain**
 - This sale is not dependent on completion of the purchase of another property.
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Managing agent

-  **Self Managed**
 - riccardo.carrelli@icloud.co.uk
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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 29 April 2026

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