

Address

Source: HM Land Registry

✓ 13 Wallingford Road
Kingsbridge
Devon
TQ7 1NA
UPRN: 100040287762

EPC

Source: GOV.UK

✓ Current rating: E
Potential rating: C
Current CO2: 5.8 tonnes
Potential CO2: 2.5 tonnes
EPC certificate number: 8340-6821-4490-1468-6206
Expires: 8 September 2030

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 13 Wallingford Road, Kingsbridge (TQ7 1NA).
Title number DN376253.
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, House**
Number of floors: 2
Floorplan: **To be provided**

Parking

⚠️ **On Street, Communal**
Controlled parking zone: **Yes**
Parking permit cost: **To be provided**
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	19 Mb	1 Mb	
Superfast	80 Mb	20 Mb	
Ultrafast	1800 Mb	220 Mb	

Mobile coverage

Source: Ofcom

EE

EE

Great

O2

O2

Great

Three

Three

Great

Vodafone

Vodafone

Great

NTS Part C

Building safety issues

No

Restrictions

Source: HM Land Registry

Title DN376253 contains restrictions or restrictive covenants

Restrictive covenants (Title DN376253): **Present**

Rights and easements



Title DN376253 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property has a right of way, which is a legal right to pass over someone else's land. This includes the right to walk along the paths in front of numbers 10 to 16 Wallingford Road.

- There is a right to use the flight of steps located between numbers 15 and 16 Wallingford Road.
- The property has the right to use the path at the back of numbers 10, 11, and 12 Wallingford Road.
- There is a right to use the side road next to number 10 Wallingford Road to get to the rear path.



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



Tree Preservation Order in place

Accessibility



None

Mining



No coal mining risk identified

No mining risk (other than coal mining) identified

Additional information

Price paid

Source: HM Land Registry



£307,500 (DN376253)

Paid on 1 August 2022

The price stated to have been paid on 18 June 2022 was £307,500.

Loft access



The property does not have access to a loft.

Outside areas



Outside areas: Rear garden

Specialist issues

-  Asbestos: **An asbestos issue has been disclosed.**
I believe the external roof tiles may contain asbestos but not confirmed. A surveyor will be able to provide more detail.
-  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 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 27 July 2026

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