

### Address

Source: HM Land Registry

 **10 Shute Park**  
**Malborough**  
**Kingsbridge**  
**Devon**  
**TQ7 3SU**  
  
UPRN: **100040287438**

### EPC

Source: GOV.UK

 Current rating: **E**  
Potential rating: **C**  
Current CO2: **2 tonnes**  
Potential CO2: **1.2 tonnes**  
Expires: **17 February 2036**  
[View certificate on GOV.UK](#)  
[Download EPC report](#)  
[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 10 Shute Park, Malborough, Kingsbridge (TQ7 3SU).  
Title number DN86448.  
Absolute Freehold is the class of tenure held by HM Land Registry.

 Tenure marketed as: **Freehold**

 Council Tax band: **D**

Authority: **South Hams District Council**

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## NTS Part B

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### Construction

 **Standard construction**

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### Property type

 **Semi-detached, House**

Floorplan: **To be provided**

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### Parking

 **Driveway, Garage, On Street**

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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

 **No heating system is installed**

 **Double glazing and Open fire are installed**

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 **The property has Superfast broadband available.**

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

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.

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NAME	Standard
MAX DOWNLOAD	4 Mb
MAX UPLOAD	0.6 Mb
AVAILABILITY	

DETAILS 

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NAME	Superfast
MAX DOWNLOAD	52 Mb
MAX UPLOAD	9 Mb
AVAILABILITY	

DETAILS 

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NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	

DETAILS 

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# Mobile coverage

Source: Ofcom



PROVIDER EE

COVERAGE Great

SIGNAL STRENGTH

DETAILS

PROVIDER O2

COVERAGE OK

SIGNAL STRENGTH

DETAILS

PROVIDER Three

COVERAGE OK

SIGNAL STRENGTH

DETAILS

PROVIDER Vodafone

COVERAGE OK

SIGNAL STRENGTH

DETAILS

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## Building safety issues

 **No**

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## Restrictions

Source: HM Land Registry

 **Title DN86448 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - Restrictive covenants contained in the Conveyance dated 5 March 1979 (copy filed). The register does not set out their full wording, but they are legal promises affecting how the land may be used. A note in the register says the conveyance contains provisions about light or air and about boundary structures, so there are limits relating to those matters. - A covenant in the Transfer to the current owner (2011) to observe and perform the covenants referred to in the Charges Register and to indemnify in respect of them. Plain English: the current owner has promised to follow the restrictive covenants in the 1979 conveyance and to pay for any loss if they fail to do so.

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## Rights and easements

 **Title DN86448 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- The property 'has the benefit of the rights granted' and is 'subject to the rights reserved' by the Conveyance dated 5 March 1979. The register does not give the detailed wording of those rights; you must read the 1979 conveyance (copy filed) to see exactly what positive rights the property has and what rights other people keep. - The conveyance is noted as containing provisions about light or air and boundary structures, which suggests there may be rights or protections relating to windows, light, or the position/maintenance of boundary walls or fences. Again, the exact scope is in the 1979 conveyance.

 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

 **£247,000 (DN86448)**

Paid on 17 October 2011

The price stated to have been paid on 29 September 2011 was £247,000.

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### Loft access

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

#### Loft boarded Yes #### Loft insulated No #### Access details Hatch.

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### Outside areas

 **Outside areas: Front garden and Rear 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 not dependent on completion of the purchase of another property.
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### Moverly has certified this data

Accurate as of 3 March 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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