

Address

Source: HM Land Registry

-  **3 Washabrook Way**
Kingsbridge
Devon
TQ7 1RJ
UPRN: **100040287886**

EPC

Source: GOV.UK

-  Current rating: **C**
Potential rating: **B**
Current CO2: **1.7 tonnes**
Potential CO2: **1.4 tonnes**
Expires: **2 February 2036**
 [View certificate on GOV.UK](#)
 [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 3 Washabrook Way, Kingsbridge and parking space (TQ7 1RJ).
Title number DN118633.
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: **C**
Authority: **South Hams District Council**

NTS Part B

Construction

 **Standard construction**

Property type

 **Detached, House**

Floorplan: **To be provided**

Parking

 **Garage, Allocated**

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

 **Mains gas-powered central heating is installed.**

The system was installed at an unknown date.

 **Double glazing is installed.**

 **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	17 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

 Actual services available may be different (data provided by Ofcom).

PROVIDER

EE

COVERAGE

OK

SIGNAL STRENGTH



DETAILS

PROVIDER

O2

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

PROVIDER

Three

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

PROVIDER

Vodafone

COVERAGE

Good

SIGNAL STRENGTH



DETAILS

NTS Part C

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

 **Title DN118633 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - Restrictive covenants contained in the Transfer dated 14 July 1981 (original filed). The register records that the property is subject to these covenants and to the exceptions and reservations in that Transfer. A restrictive covenant is a rule in the deed that stops or limits certain uses of the land (for example, you might be prevented from building certain structures, changing the use of the property, or making specified alterations). The Land Registry entry does not give the full wording – you need to read the 1981 Transfer to see the precise restrictions and any limits or time periods.

Rights and easements

 **Title DN118633 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- The property has the benefit of rights granted by the Transfer dated 14 July 1981 (see that Transfer for exact wording). An 'easement' or 'right' is a legal permission to use another person's land for a particular purpose. - Rights of drainage – the register records rights relating to drainage affecting the land (this commonly means waste or surface water can flow through pipes or channels that may cross neighbouring land). - Rights in respect of water, gas and electricity supply services – the land is subject to and benefits from rights for these utility services, which commonly allow service pipes or cables to cross land and give utility companies or owners rights of access to maintain them. The Transfer also contains any exceptions or reservations affecting these rights, so check the Transfer for who has the rights and any limits or obligations (for example maintenance).

 Public right of way through and/or across your house, buildings or land: **No**

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.

Coastal erosion risk

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

Planning and development

 **No**

Listing and conservation

 **No**

Accessibility

 **None**

Mining

 **No coal mining risk identified**

 **No mining risk (other than coal mining) identified**

Additional information

Price paid

Source: HM Land Registry

 **£158,000 (DN118633)**

 Paid on 28 April 2009

The price stated to have been paid on 24 April 2009 was £158,000.

Loft access

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

 The loft is insulated and boarded and is accessed by: Roof 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: **No subsidence or structural fault has been disclosed.**
-  Dry rot, wet rot or damp: **No dry rot has been disclosed.**

Onward chain

-  **Onward chain**

This sale is not dependent on completion of the purchase of another property.



Moverly has certified this data

Accurate as of 8 February 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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