

Address

Source: HM Land Registry

✓ 12 Gratton Drive
Chillington
Kingsbridge
Devon
TQ7 2LT
UPRN: 100040285496

EPC

Source: GOV.UK

✓ Current rating: **D**
Potential rating: **C**
Current CO2: **5.8 tonnes**
Potential CO2: **3.6 tonnes**
EPC certificate number: **5630-4221-4000-0046-0226**
Expires: **7 December 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 12 Gratton Drive, Chillington, Kingsbridge (TQ7 2LT).
Title number DN148698.
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: **D**
Authority: **South Hams District Council**

NTS Part B

Construction

👤 **Standard construction**

Property type

👤 **Detached, House**
Number of floors: **1**
Floorplan: **To be provided**

Parking

⚠️ **Garage, Driveway**
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

 **No heating system is installed**

Heating system: **None**

 **Double glazing is installed**

Other heating features: **Double glazing**

Broadband

Source: Ofcom

 **The property has Superfast broadband available**

Broadband speed: **Superfast**

Standard	16 Mb	1 Mb	
Superfast	80 Mb	20 Mb	
Ultrafast	Unavailable	Unavailable	

Mobile coverage

Source: Ofcom



	EE	Great	
	O2	Great	
	Three	Great	
	Vodafone	Great	

NTS Part C

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

 **Title DN148698 contains restrictions or restrictive covenants**

Restrictive covenants (Title DN148698): **Present**

Rights and easements

 **Title DN148698 contains beneficial rights or easements**

Here is a summary but a property lawyer can advise further:- The property has specific legal rights granted in a 1983 document, which may include things like access or use of shared facilities.

- Other people or companies have the right to lay, connect to, and use roads, drains, water, and electricity services on certain parts of the land. This is standard for utility companies and local infrastructure.

 **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

-  **Level access**

Mining

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

Additional information

Price paid

Source: HM Land Registry

-  **£230,000 (DN148698)**
Paid on 22 August 2019
The value stated as at 22 August 2019 was £230,000.

Loft access

-  **The property has access to a loft.**
Loft boarded
Yes
Loft insulated
Yes
Access details
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.**
-  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 28 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.