

Address

Source: HM Land Registry

- ✓ **36 Montagu Road**
Kingsbridge
Devon
TQ7 1EL

UPRN: **100040286803**

EPC

Source: GOV.UK

- ✓ **Current rating: D**
Potential rating: B
Current CO2: 4.3 tonnes
Potential CO2: 1.6 tonnes
Expires: 15 May 2027
[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 36 Montagu Road, Kingsbridge (TQ7 1EL).
Title number DN222959.
Absolute Freehold is the class of tenure held by HM Land Registry.
- 👤 Tenure marketed as: **Freehold**



Council Tax band: **B**

Authority: **South Hams District Council**

NTS Part B

Construction



Standard construction

Property type



Semi-detached, House

Floorplan: **To be provided**

Parking



Off Street

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 on 28 Apr 2015.





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	16 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

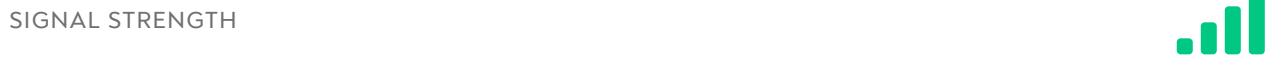
COVERAGE Good



DETAILS

PROVIDER O2

COVERAGE Great



DETAILS

PROVIDER Three

COVERAGE Great



DETAILS

PROVIDER Vodafone

COVERAGE Great



DETAILS

Building safety issues

 **No**

Restrictions

Source: HM Land Registry


 **Title DN222959 contains restrictions or restrictive covenants**

Here is a summary but a property lawyer can advise further: - A restriction that prevents the owners from selling or transferring the property without written permission from the mortgage lender, Monmouthshire Building Society. - Restrictive covenants (binding 'do not' rules) contained in the 1987 Conveyance. These are rules that limit how the land can be used, though the specific details are held in the original paper document. - A rule regarding boundary structures (like fences or walls) mentioned in the 1987 document, which may limit where you can place them or how they are maintained. - An indemnity covenant, which is a legal promise by the current owners to follow all old rules and to pay for any costs if those rules are broken.

Rights and easements

 **Title DN222959 contains beneficial rights or easements**

Here is a summary but a property lawyer can advise further:- Rights of way and access for services (easements) granted in the 1987 Conveyance. These are legal permissions to use parts of neighbouring land for specific purposes, such as pipes or access paths. - Legal rights provided under the Housing Act 1985, which typically include rights for the property to be supported by neighbouring buildings and rights to access nearby land for essential repairs.

 **Public right of way through and/or across your house, buildings or land: Yes**

The footpath is to be used for pedestrian access only and access should be restricted to occasional use to respect the neighbouring property privacy. It is for 1 neighbouring house only, to access their garden via the side of 36 Montagu Rd.

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

 **£247,000 (DN222959)**

Paid on 21 August 2019

The price stated to have been paid on 26 July 2019 was £247,000.






Loft access

 The property does not have access to a loft.

Outside areas

 Outside areas: Front garden, Rear garden, and Side 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 dependent on completion of the purchase of another property.
-



Moverly has certified this data

Accurate as of 26 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.

Contains HM Land Registry data © Crown copyright and database right 2022. This data is licensed under the Open Government Licence v3.0.