

Address

Source: HM Land Registry

✓ 41 Windsor Court
Kingsbridge
Devon
TQ7 1RZ
UPRN: 10004741994

EPC

Source: GOV.UK

✓ Current rating: **D**
Potential rating: **B**
Current CO2: **3.9 tonnes**
Potential CO2: **1.6 tonnes**
EPC certificate number: **9132-2726-2100-0606-7222**
Expires: **25 June 2032**

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 41 Windsor Court, Kingsbridge (TQ7 1RZ).
Title number DN229600.
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

👤 **End-terrace, House**
Number of floors: **2**
Floorplan: **To be provided**

Parking

⚠ **Allocated**
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

No heating system is installed

Heating system: None

No additional heating features are installed

Other heating features: None

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

Great

O2

Great

Three

Great

vodafone

Great

NTS Part C

Building safety issues

No

Restrictions

Source: HM Land Registry

Title DN229600 contains restrictions or restrictive covenants

Restrictive covenants (Title DN229600): **Present**

Rights and easements



Title DN229600 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The owner has a right of way to walk along a specific pathway to get to and from Church Street. The owner must pay a fair share of the costs to keep this path in good repair.

- The owner has a right of way over a specific part of Windsor Road.
- The owner has additional legal rights, known as easements, granted in documents from March 1987 and December 1987.



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



In a conservation area

Conservation area CONSAREA_22: Kingsbridge.

Accessibility



Stairlift, Level access shower

Mining



No coal mining risk identified

A mining risk (other than coal mining) has been identified

A potential non-coal mining risk has been identified - a detailed search report can help to determine the impact.

Additional information

Price paid



£165,000 (DN229600)

Source: HM Land Registry

Paid on 28 November 2023

The price stated to have been paid on 16 December 2022 was £165,000.

Loft access

-  The property has access to a loft.
- Loft boarded
- No
- Loft insulated
- Yes
- Access details
- Step ladder.

Outside areas

-  Outside areas: 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.**
-  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.

Rentcharges

-  Estate rentcharge
- There is an estate rentcharge payable on the property. The annual amount is £3,668. Management charges payable per year. For maintaining the gardens .

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 21 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.

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