

Address

Source: HM Land Registry

✓ **1 Sands Road**
Slapton
Kingsbridge
Devon
TQ7 2QN
UPRN: **100040287330**

EPC

Source: GOV.UK

✓ Current rating: **F**
Potential rating: **C**
Current CO2: **1.1 tonnes**
Potential CO2: **0.8 tonnes**
EPC certificate number: **9000-0982-0322-4601-3463**
Expires: **14 April 2036**

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 The Teacup, 1 Sands Road, Slapton, Kingsbridge (TQ7 2QN).
Title number DN311840.
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

👤 **Non-standard construction**
Thatched Roof and small flat roof

Property type

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

Parking

⚠️ **None**
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

Room heaters only - no central heating system

Heating system: Room heaters only

Underfloor heating and Wood burner are installed

Other heating features: Underfloor heating and Wood burner

Broadband

Source: Ofcom

The property has Superfast broadband available

Broadband speed: **Superfast**

Standard	2 Mb	0.4 Mb	
Superfast	80 Mb	20 Mb	
Ultrafast	Unavailable	Unavailable	

Mobile coverage

Source: Ofcom

EE

OK

O2

OK

Three

OK

Vodafone

OK

NTS Part C

Building safety issues

No

Restrictions

Source: HM Land Registry

Title DN311840 contains restrictions or restrictive covenants

Restrictive covenants (Title DN311840): **Present**

Rights and easements

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

-  **Is a listed building**

Listed building 1163870: Nos. 1 and 2 Sands Road Slapton Village Slapton. [LISTED BUILDINGS for the Parish of Slapton. Grade II, (12/93). Property above shown in the 84th List of Buildings of Special Architectural or Historic Interest for the District of South Hams.

Pair of cottages, possibly originally one house. Probably C18. Rendered stone rubble. Thatched roof with gabled ends and rendered stone rubble gable end stacks with slate weathering, the left hand (east) stack with set- offs.].

In a conservation area

Conservation area CONSAREA_34: Slapton.

Accessibility

-  **Level access shower**

Mining

-  **No coal mining risk identified**

No mining risk (other than coal mining) identified

Additional information

Price paid

Source: HM Land Registry

-  **£229,000 (DN311840)**

Paid on 27 April 2018
The price stated to have been paid on 20 April 2018 was £229,000.

Loft access

-  **The property has access to a loft.**
Loft boarded
Yes
Loft insulated
Yes
Access details
Hatch via main bedroom.

Outside areas

-  **Outside areas: 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 27 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.