



Address Source: HM Land Registry

King William IV Cottage

Station Road

Totnes

Devon

TQ9 5HW

UPRN: 100040301622

EPC Source: GOV.UK

Current rating: D

Potential rating: **B**

Current CO2: 3.9 tonnes

Potential CO2: 1.3 tonnes

Expires: 28 May 2034

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2348-0350-

2424-4831

NTS Part A

Tenure Source: HM Land Registry



The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being King William IV Cottage, Station Road, Totnes, (TQ9 5HW).

Title number DN282703.

Absolute Freehold is the class of tenure held by HM Land Registry.

Tenure marketed as: Freehold



Council Tax band: C

Authority: South Hams District Council

NTS Part B

Construction



Standard construction

Property type



End-terrace, House

Floorplan: To be provided

Parking



None

Controlled parking zone: Yes

Electricity



Connected to mains electricity

Water and drainage



Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating



Central heating, Mains gas

Heating features: Open fire

Broadband Source: Ofcom

The property has Superfast broadband available.

The connection type is "FTTC (Fibre to the Cabinet)".

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	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	×
DETAILS	

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

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	.ıl
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	.ıl
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	1
DETAILS	

NTS Part C

Building safety issues



Restrictions Source: HM Land Registry

No restrictions or restrictive covenants found in the title register

Rights and easements

Title DN282703 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property has certain rights such as easements and quasi-easements over the neighboring lands described in historical transfers, allowing benefits like access. - The land also has rights reserved in favor of the current owners over the Northern boundary's transferred premises. - Easements and quasi-easements rights are afforded to the owners of the public house adjacent, affecting the property. These are historically established rights that run with the land.

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

Flood risk



River and sea flooding risk: Very Low; Surface water flooding risk: Very Low; Reservoir flooding risk: Not at risk; Groundwater flooding risk: Unlikely

History of flooding

No history of flooding has been reported.

Coastal erosion risk



Planning and development



²⁾ No

Listing and conservation



In a conservation area

Don't know if property is in designated conservation area

Accessibility



None

Coalfield or 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 (landslide hazard) - a detailed search report can help to determine the impact.



Moverly has certified this data

Accurate as of 9 Jan 2025

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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