

Address

Source: HM Land Registry

**Radfords House****Broadhempston****Totnes****Devon****TQ9 6BD**UPRN: **10091652373**

EPC

Source: GOV.UK

Current rating: **F**Potential rating: **D**Current CO2: **10 tonnes**Potential CO2: **6.8 tonnes**Expires: **2 Apr 2028**Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/8405-8275-0639-7107-3483>

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 Radfords House, Broadhempston, Totnes (TQ9 6BD).

Title number DN712799.

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

Tenure marketed as: **Freehold**

 Council Tax band: **E**

Authority: **Teignbridge District Council**

NTS Part B

Construction

 **Standard construction**

Property type

 **Mid-terrace, House**

Floorplan: **To be provided**

Parking

 **Covered, Allocated, Off Street, Gated, Rear, Private**

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, Oil**

Heating features: **None**

 **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	7 Mb
MAX UPLOAD	0.8 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 **OK**

SIGNAL STRENGTH

DETAILS

PROVIDER **O2**

COVERAGE **Good**

SIGNAL STRENGTH

DETAILS

PROVIDER **Three**

COVERAGE **OK**

SIGNAL STRENGTH

DETAILS

PROVIDER **Vodafone**

COVERAGE **Good**

SIGNAL STRENGTH

DETAILS

NTS Part C

Building safety issues

 No

Restrictions

Source: HM Land Registry

 **Title DN712799 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - No registration of changes to the property's ownership (apart from financial charges) is allowed without a conveyancer's certificate confirming compliance with specific provisions in the Transfer dated 22 March 2019.

Rights and easements

 **Title DN712799 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- Right to enter adjoining land to repair and inspect boundary structures according to the Transfer dated 23 November 1971.

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

Flood risk

 **No**

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

 **No**

Planning and development

 **No**

Listing and conservation

Is a listed building

SX 86 NW BROADHEMPSTON BROADHEMPSTON 2/80 Radfords - GV II Farmhouse. C17, considerably remodelled in C19, with extension at front. Rendered rubble walls at front and side, exposed at rear and to wing, although not to stair projection. Asbestos slate and slate roof with gable ends. Rendered rubble projecting stack to lower right gable end. Brick shaft to front lateral stack and brick gable end stack to left higher end. Originally 3-room and through passage plan with lateral front fireplace to hall and stair projection to rear of it. Possibly original or later C17 wing at rear of higher end. In C19 house was extensively remodelled inside; door and passage inserted at higher end of hall leading to stairs at rear. 1-room shop front added to lower end and front door of passage probably blocked at this stage. 2 storeys. Asymmetrical 2-window front, right-hand side of which projects. Windows to left end of left-hand section are mid C19 12-pane sashes without horns. Contemporary 6-panel door to their right under porch hood. Dentilled cornice. Right-hand projecting section has early C20 casement on first floor to left and a C20 metal frame casements to left and right on ground floor, both appear to be in blocked doorways. On right-hand gable end to left of stack at first floor level is single light C20 casement which has a projecting slate dripcourse above it. At the rear a wing projects from the right with stone steps leading to a first floor door. In the angle of the wing is a rectangular stair projection. Attached at the end of the wing is a recently converted outbuilding. Interior: in the central room, formerly the hall is an unusual C17 fireplace with corbelled wooden lintel which is ovolo-moulded with runout stops. This is supported on wooden corbels the right-hand of which also has an ovolo-moulded edge, the left-hand one has been eroded. The lower room has a chamfered cross-beam with run-out stops. The ground floor room of the wing has a chamfered cross-beam with bar and step-stops and a lateral fireplace with a chamfered lintel which has worn straight cut stops. The former inner room has C19 panelled shutters. Several C19 6-panel doors survive on the ground floor. The roof timbers appear to have been replaced in the C19 by straight principals, fairly insubstantial. The room added to the front of the lower room has a slate floor with a channel cut into it reputedly from when it was a butcher's shop and the meat was hung up above. The plain exterior of this house conceals several interior features of interest which reveal its early origins. The corbelled fireplace is a particularly unusual and interesting form for this area and suggests this was once a good quality C17 house.

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 29 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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