

Source: HM Land Registry

#### Address

6 Leechwell Street
Totnes
Devon
TQ9 5SX

UPRN: 100040300033

## EPC

## Inergy Performance Certificate

We checked, and no Energy Performance Certificate was found for this property. We'll keep retrying so when one is registered, we'll fetch it.

# 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 6 Leechwell Street, Totnes (TQ9 5SX).

Title number DN220848.

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

### 의 Tenure marketed as: Freehold

### Local council

Source: Valuation Office Agency

📀 Council Tax band: D

Authority: South Hams District Council

# NTS Part B

#### Construction

Standard construction

# Property type

2) Mid-terrace, House

Floorplan: To be provided

# Parking



Controlled parking zone: Yes

### Electricity

(2) 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

# 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	900 Mb
MAX UPLOAD	900 Mb
AVAILABILITY	
DETAILS	

# Mobile coverage

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

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	l
DETAILS	
PROVIDER	Vodafone
COVERAGE	Good
SIGNAL STRENGTH	
DETAILS	

# NTS Part C

Build	ding safety issues
00	No
Rest	rictions
()	To be provided
Righ	ts and easements
တို	Public right of way through and/or across your house, buildings or land: <b>No</b>
Floo	d risk
0	<b>No</b> River and sea flooding risk: Very low; Surface water flooding risk: Very low; Reservoir flooding risk: Not at risk; Groundwater flooding risk: Unlikely
~ 	<b>History of flooding</b> No history of flooding has been reported.
Coa	stal erosion risk
0	No
Plan	ning and development

ి No

### Listing and conservation

## Is a listed building

Heritage Category: Listed Building Grade: II List Entry Number: 1236468 Date first listed: 16-Mar-1978 List Entry Name: 5-7, LEECHWELL STREET Statutory Address: 5-7, LEECHWELL STREET

#### In a conservation area

Totnes Conservation Area Designated: 11 July 1969

## Accessibility

온 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 4 Feb 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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The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

HM Land Registry



Official copy of register of title

Title number DN220848

Edition date 12.03.2024

- This official copy shows the entries on the register of title on 04 FEB 2025 at 10:52:11.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 04 Feb 2025.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Plymouth Office.

# A: Property Register

This register describes the land and estate comprised in the title.

DEVON : SOUTH HAMS

1 (07.09.1987) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 6 Leechwell Street, Totnes (TQ9 5SX).

# **B:** Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

# Title absolute

- 1 (12.03.2024) PROPRIETOR: KATHERINE EMMA DANIELS and MARK SIMON HEWIS of 6 Leechwell Street, Totnes, TQ9 5SX.
- 2 (12.03.2024) The price stated to have been paid on 28 February 2024 was £450,000.
- 3 (12.03.2024) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 28 February 2024 in favour of Coventry Building Society referred to in the Charges Register.

# C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (12.03.2024) REGISTERED CHARGE dated 28 February 2024.
- 2 (12.03.2024) Proprietor: COVENTRY BUILDING SOCIETY of Coventry House, Harry Weston Road, Binley, Coventry CV3 2TQ.

# End of register