## **Material Information Certificate**



Address Source: HM Land Registry

20 Bridgetown

**Totnes** 

Devon

**TQ9 5BA** 

UPRN: 100040298282

#### **EPC**

### Energy 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



The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 20 Bridgetown, Totnes (TQ9 5BA).

Title number DN168718.

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

Tenure marketed as: Freehold

Local council Source: Valuation Office Agency

Ouncil Tax band: **F** 

Authority: South Hams District Council

# **NTS Part B**

#### Construction

Standard construction

#### Property type



Mid-terrace, House

Floorplan: To be provided

#### **Parking**



Garage, Off Street, Rear

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: Underfloor heating

Broadband Source: Ofcom

# 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	17 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	10000 Mb
MAX UPLOAD	10000 Mb
AVAILABILITY	
DETAILS	

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

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

#### **NTS Part C**

#### Building safety issues



Restrictions

Source: HM Land Registry



Title DN168718 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No change of ownership of the property can be registered without a written consent from HSBC UK Bank PLC due to the charge dated 7 July 2004.

#### Rights and easements



▼ Title DN168718 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property has rights over neighbouring lands, as granted by a conveyance dated 16 March 1949. - The property benefits from rights granted by a deed over land coloured pink on a plan dated 3 July 1987, also expressed to grant rights over land coloured blue on the same plan.

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



#### Listing and conservation



Is a listed building

Grade2

In a conservation area

Grade2

#### 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 31 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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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.



# Official copy of register of title

#### Title number DN168718

Edition date 29.11.2018

- This official copy shows the entries on the register of title on 29 JAN 2025 at 13:43:09.
- 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 29 Jan 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 (07.11.1984) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 20 Bridgetown, Totnes (TQ9 5BA).
- The land has the benefit of the following rights granted by a Conveyance of the land in this title dated 16 March 1949 made between (1) The Most Noble Evelyn Francis Edward 17th Duke of Somerset (Vendor) (2) Archibald Edward Balfour and others (Trustees) and (3) Isabel Monteith Wood (Purchasers):-

"TOGETHER with all rights (if any) over any adjoining or neighbouring lands of the Vendor which are necessary for the use of the premises hereby conveyed and hitherto have been and are now used and enjoyed in connection therewith whether as quasi-easements or otherwise (but in common with any person or persons having rights over such lands."

3 (14.09.1987) The land has the benefit of the rights granted over the land coloured pink on the plan to a Deed dated 3 July 1987 made between (1) T Brook and Co Limited and (2) Robert Edward Kneller and Rosalie Gillian Kneller. The said Deed is also expressed to grant rights over the land coloured blue therein.

NOTE 1: No further particulars of the Deed dated 2 July 1987 were supplied

NOTE 2: Original Deed filed.

# 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 (09.03.2000) PROPRIETOR: WILLIAM JOHN EATON and VERONICA BRIDGET LEWIS CONBOY of 20 Bridgetown, Totnes, Devon TQ9 5BA.
- 2 (18.08.2004) RESTRICTION: No disposition of the registered estate by

#### Title number DN168718

# B: Proprietorship Register continued

the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 7 July 2004 in favour of HSBC UK Bank PLC referred to in the Charges Register.

# C: Charges Register

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

- 1 (18.08.2004) REGISTERED CHARGE dated 7 July 2004 affecting also title DN293503.
- 2 (29.11.2018) Proprietor: HSBC UK BANK PLC (Co. Regn. No. 9928412) of 40 Wakefield Road, Leeds LS98 1FD, trading as First Direct.

# End of register