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

Freehold

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



No

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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