

٩dc	dress	Source: HM Land Registry
0	16 Priory View	
	Cornworthy	
	Totnes	
	Devon	
	TQ9 7HN	
	UPRN: <b>100040301111</b>	
EPC	Expired	Source: GOV.Uk
EPC	Expired Energy Performance Certificate	Source: GOV.UK
EPC		Source: GOV.UK g.

## NTS Part A

#### Tenure

See Freehold

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 16 Priory View, Cornworthy, Totnes (TQ9 7HN).

Title number DN310992.

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

### 의 Tenure marketed as: Freehold

#### Local council

Source: Valuation Office Agency

Source: HM Land Registry

Council Tax band: **D** 

Authority: South Hams District Council

# NTS Part B

#### Construction

Standard construction

Property type

😕 Detached, Bungalow

Floorplan: To be provided

### Parking

(29) Driveway, Garage, On Street

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, Electricity

Heating features: Double glazing, Wood burner

## 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	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	

## Mobile coverage

Actual services available may be different (data provided by Ofcom). EE PROVIDER OK COVERAGE ...I SIGNAL STRENGTH DETAILS **O**2 PROVIDER ОK COVERAGE ..... SIGNAL STRENGTH DETAILS Three PROVIDER OK COVERAGE ..... SIGNAL STRENGTH DETAILS Vodafone PROVIDER OK COVERAGE .,,|| SIGNAL STRENGTH DETAILS

## NTS Part C

#### **Building safety issues**

<mark>ి</mark> No

#### Restrictions

Source: HM Land Registry

#### Title DN310992 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - Only one detached or semi-detached bungalow with a garage, greenhouse, or garden shed can be built on the land. - No changes to buildings without prior written consent from the Land Owner. - Buildings must align with the existing building line set by Local Authority. - The bungalow can only be used as a private home, with some professional exceptions such as for architects or doctors, but no outward signs. - Land between the bungalow and road should only be a garden. - No nuisances, including keeping only traditional pets, no trade or business except certain professions with limitations. - No washing to be dried outside except with Land Owner's consent using a rotary drier.

#### **Rights and easements**

#### Title DN310992 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Right to maintain eaves, gutters, and downpipes over adjoining property's airspace. - Right to enter adjoining property for repairs after giving notice (except in emergencies). - The property grants right for utilities passage such as sewers, drains, and electricity to other plots. - Southern Electricity Board may place underground lines and must return the surface to its original condition.

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

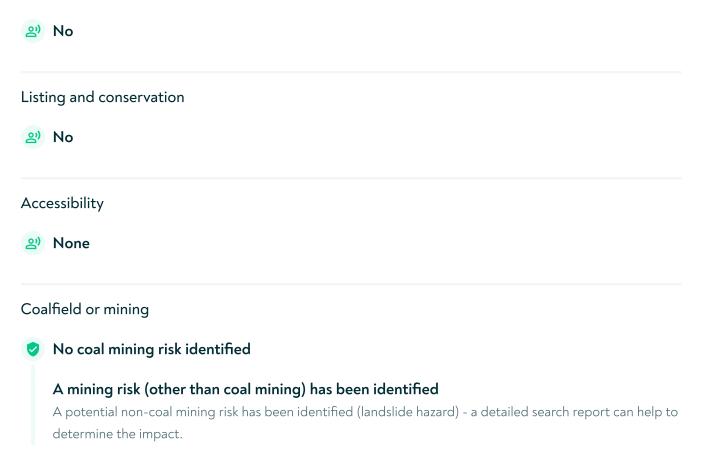
#### History of flooding

No history of flooding has been reported.

#### Coastal erosion risk

🕑 No

#### Planning and development





## Moverly has certified this data Accurate as of 8 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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