

Material Information Certificate

Address

4 Darton Grove
Stoke Gabriel
Totnes
Devon
TQ9 6RX
UPRN: 100040298924

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

Freehold

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 4 Darton Grove, Stoke Gabriel, Totnes (TQ9 6RX).

Title number DN76658.

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: E

Authority: South Hams District Council

NTS Part B

Source: HM Land Registry

Construction

Standard construction

Property type

😕 Detached, Bungalow

Floorplan: To be provided

Parking

🙁 Garage, Off 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, Mains gas

Heating features: Double glazing

Broadband

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	21 Mb
MAX UPLOAD	1 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 ОK COVERAGE SIGNAL STRENGTH DETAILS **O**2 PROVIDER Great COVERAGE SIGNAL STRENGTH DETAILS Three PROVIDER ОK COVERAGE SIGNAL STRENGTH DETAILS Vodafone PROVIDER Great COVERAGE SIGNAL STRENGTH DETAILS

NTS Part C

Building safety issues

<mark>알</mark> No

Restrictions

Source: HM Land Registry

Title DN76658 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - There are no vertical or lateral support rights to the surface for mining activities below 200 feet as per the Conveyance dated 28 October 1897, but compensation must be paid for any damage caused.

Rights and easements

Title DN76658 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Right of way for all purposes over Darton Grove from its junction with Paignton Road. - Right to access free passage of water and drainage through specified pipes into the public sewers.

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

Alistory of flooding

No history of flooding has been reported.

Coastal erosion risk

📀 No

Planning and development

<mark>జ</mark>ి No

Listing and conservation

ත්)	Νο		
Acc	essibility		
ළු	None		
Coa	alfield or i	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.		
	$\overline{\mathbf{O}}$	Moverly has certified this data Accurate as of 12 Mar 2025	
		The data is aggregated from variety of sources including HM Land Registry	

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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