Material Information Certificate



Address Source: HM Land Registry

West Moat

Sharpham Drive

Totnes

Devon

TQ9 5HE

UPRN: 10004742601

EPC



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

Source: HM Land Registry **Tenure**



The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being West Moat, Sharpham Drive, Totnes (TQ9 5HE).

Title number DN105866.

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

Tenure marketed as: Freehold

Local council



Council Tax

Sorry, Council Tax information could not be collected. We'll try again shortly.

NTS Part B

Construction Property type Detached, Bungalow Floorplan: To be provided Parking Garage, Driveway Electricity Connected to mains electricity

Water and drainage

Connected to mains water supply
Mains surface water drainage: No
Sewerage: Septic tank

Heating

Central heating, Mains gas

Heating features: Double glazing, Triple glazing, Underfloor heating, Wood burner

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	19 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	×
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	900 Mb
MAX UPLOAD	900 Mb
AVAILABILITY	
DETAILS	

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

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

NTS Part C

Building safety issues



Restrictions Source: HM Land Registry

Title DN105866 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - Restrictive covenants in the Conveyance dated 7 January 1976

Rights and easements

Title DN105866 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The rights granted by the Conveyance dated 7 January 1976 - Agreement and declaration as to any right of light or air in the Conveyance dated 7 January

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

① To be provided

Planning and development



Listing and conservation



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 27 Mar 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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