# Moverly

# **Material Information Certificate**

#### Address

12 Bridgetown Court
Bridgetown
Totnes
Devon
TQ9 5BU

UPRN: 100040298364

#### EPC Expired

Source: GOV.UK

### Energy Performance Certificate

The EPC Rating was verified as D but the certificate has expired, we'll keep retrying.

# NTS Part A

#### Tenure

Source: HM Land Registry

### Freehold for DN226778

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 12a Bridgetown Court, Totnes and garage (TQ9 5BU).

Title number DN78355.

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

# Freehold for DN78355

The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 12 Bridgetown Court, Totnes (TQ9 5BU). NOTE: As to the part numbered 1 on the filed plan only the First Floor is included in the title.

Title number DN226778.

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

## 의 Tenure marketed as: Freehold

Source: HM Land Registry



Authority: South Hams District Council

# NTS Part B

#### Construction

**2** Standard construction

#### Property type

😕 Mid-terrace, House

Floorplan: To be provided

# Parking

2) Private

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

# 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	17 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).

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	l
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	

# NTS Part C

#### **Building safety issues**

<mark>ి</mark> No

#### Restrictions

Source: HM Land Registry

#### Title DN226778 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - Not to alter the building's elevation or make additions without written consent. - Not to park vehicles in the Estate road causing nuisance or obstruction. - To use the premises only as a single private residence and not to cause nuisance. - To maintain the landscaping scheme as per Local Planning Authority requirements. - Not to block any roadways, footpaths, or pavements. - To replace any dead trees or shrubs as approved by the Local Planning Authority.

#### Title DN78355 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - The land is subject to restrictive covenants as mentioned in the Conveyance dated 20 December 1971.

#### **Rights and easements**

#### Title DN78355 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The land has the benefit of rights granted by the Conveyance dated 20 December 1971.

#### Title DN226778 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Right to enter adjoining premises for maintaining gutters and walls. - Provisional right of way over Estate road and footpaths until adopted as public highway. - Right of passage for utilities through conduits on neighbouring land.

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.

Coas	tal erosion risk
	To be provided
Planr	ning and development
ဂို	Νο
Listin	ng and conservation
õ	Νο
Acce	ssibility
Ŋ	None
Coalt	field or mining
	No coal mining risk identified
,	<b>A mining risk (other than coal mining) has been identified</b> A potential non-coal mining risk has been identified (landslide hazard) - a detailed search report can help to determine the impact.
	<b>Moverly has certified this data</b> Accurate as of 2 Apr 2025

The data is aggregated from variety of sources including HM Land Registry, GOV.UK and is accurate at the time of this certificate.

Contains HM Land Registry data © Crown copyright and database right 2022. This data is licensed under the Open Government Licence v3.0.