Moverly

Material Information Certificate

Address

Venton House
Dartington
Totnes
Devon
TQ9 6DP
UPRN: 10008922312

EPC

Source: GOV.UK

Source: HM Land Registry

📀 Current rating: E

Potential rating: $\boldsymbol{\mathsf{C}}$

Current CO2: 7.5 tonnes

Potential CO2: 2.6 tonnes

Expires: 1 May 2034

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2542-4350-2604-1705

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 Venton House, Dartington, Totnes, (TQ9 6DP).

Title number DN360900.

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

의 Tenure marketed as: Freehold

Council Tax band: E

Authority: South Hams District Council

NTS Part B

Construction

2 Standard construction

Property type

😕 Mid-terrace, House

Floorplan: **To be provided**

Parking

(29) Driveway, Garage, Gated, Private

Electricity

Connected to mains electricity

Water and drainage

Connected to mains water supply

Mains surface water drainage: **No**

Sewerage: Septic tank

Heating

🤣 Central heating, Oil

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	1 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	

Mobile coverage

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

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	OK
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Vodafone
COVERAGE	Good
SIGNAL STRENGTH	

NTS Part C

Building safety issues

<mark>쏭</mark> No

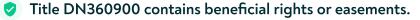
Restrictions

Source: HM Land Registry

Title DN360900 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court. - The Transfer dated 25 August 1995 contains restrictive covenants.

Rights and easements



Here is a summary but a property lawyer can advise further:- Right of way over certain roadways as detailed in the 1965 Conveyance. - Right of drainage to the cess pit on adjoining land. - Right of water supply from mains and pipes through adjoining 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

A History of flooding

No history of flooding has been reported.

Coastal erosion risk

① To be provided

Planning and development

<mark>జ</mark>ి No

Listing and conservation

Is a listed buildingGrade 2

Accessibility

2 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 14 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.

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