

Material Information Certificate

Address Source: HM Land Registry

1 Kings Rydon Close

Stoke Gabriel

Totnes

Devon

TQ9 6QG

UPRN: 100040299955

EPC Source: GOV.UK



Current rating: D

Potential rating: **B**

Current CO2: 4.4 tonnes

Potential CO2: 1.8 tonnes

Expires: 6 May 2035

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/2000-7031-0522-

5507-3553

NTS Part A

Source: HM Land Registry **Tenure**



Freehold

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1 Kings Rydon Close, Stoke Gabriel, Totnes (TQ9 6QG).

Title number DN167021.

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



Tenure marketed as: Freehold

Council Tax band: E

Authority: South Hams District Council

NTS Part B

Construction



Standard construction

Property type



Detached, Bungalow

Floorplan: To be provided

Parking



Garage, Driveway, Off Street, Private

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 Source: Ofcom

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 Source: Ofcom

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

PROVIDER	EE
COVERAGE	OK
SIGNAL STRENGTH	
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	.ıl
DETAILS	
PROVIDER	Three
COVERAGE	OK
SIGNAL STRENGTH	.11
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	

NTS Part C

Building safety issues



Restrictions Source: HM Land Registry

Title DN167021 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No sale by a single owner unless approved by the registrar or the court. - Restrictive covenants from the 1963 conveyance with Cedar Homes Limited.

Rights and easements

Title DN167021 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Rights from the 1963 conveyance related to the property and any reservations from another conveyance.

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



²⁾ No

Accessibility



Lateral living

Mining



No coal mining risk identified

No mining risk (other than coal mining) identified



Moverly has certified this data

Accurate as of 7 May 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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