

Material Information Certificate

Address Source: HM Land Registry

8 Jordons Brook

Totnes

Devon

TQ9 5FR

UPRN: 100040299852

EPC Expired Source: GOV.UK

Energy Performance Certificate

Survey already instructed and no newer EPC certificate found, we'll keep retrying.

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 8 Jordons Brook, Totnes (TQ9 5FR).

Title number DN362381.

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

Tenure marketed as: Freehold

Local council Source: Valuation Office Agency

Council Tax band: C

Authority: South Hams District Council

NTS Part B

Construction Property type Semi-detached, House Floorplan: To be provided Parking Driveway 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 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	13 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	76 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	1800 Mb
MAX UPLOAD	1000 Mb
AVAILABILITY	
DETAILS	

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

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

NTS Part C

Building safety issues



Restrictions Source: HM Land Registry



Here is a summary but a property lawyer can advise further: - No sale or changes to the property ownership without consent from National Westminster Bank PLC due to a charge from 9 January 2013. - Restrictive covenants contained in a Transfer dated 27 October 1995.

Rights and easements

Title DN362381 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Right of way and use of service installations as per Transfer dated 31 January 1989, including roads and footpaths, and utilities. - Rights and covenants as per Deed dated 17 December 1993. - Further rights from Transfer dated 27 October 1995. - Subject to rights of way, drainage, and other easements from a Conveyance dated 27 April 1979.

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

To be provided

Planning and development



Listing and conservation



Accessibility



None

Mining



No coal mining risk identified

No mining risk (other than coal mining) identified



Moverly has certified this data

Accurate as of 3 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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