# Moverly

## **Material Information Certificate**

## Address

6 Tolchers
 Dartington
 Totnes
 Devon
 TQ9 6HN
 UPRN: 100040301946

## EPC

Source: GOV.UK

Source: HM Land Registry

📀 Current rating: D

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

Current CO2: 4.8 tonnes

Potential CO2: 1.6 tonnes

Expires: 20 May 2028

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/2898-3032-7295-1138-3910

## 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 6 Tolchers, Dartington, Totnes (TQ9 6HN).

Title number DN418787.

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

## 의 Tenure marketed as: Freehold

Council Tax band: C

Authority: South Hams District Council

## NTS Part B

## Construction

Non-standard construction
 Cornish unit - has had concrete converted to brick though

### Property type

Semi-detached, House

Floorplan: To be provided

Parking

2) 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, 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	5 Mb
MAX UPLOAD	0.7 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	35 Mb
MAX UPLOAD	7 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	10000 Mb
MAX UPLOAD	10000 Mb
AVAILABILITY	$\checkmark$

## 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>왕 No

### Restrictions

Source: HM Land Registry

#### Title DN418787 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - The property must not be used as a hotel, public house, or for the sale of alcohol. - No noisy or obnoxious trades or businesses are allowed on the property. - No business materials can be stored on the property. - No advertisements are allowed without permission. - No alcohol sales or activities that cause a nuisance to neighbours are allowed. - Boundary walls and fences must be kept in good repair. - Shared pipes, gutters, and cables must be maintained jointly with neighbours. - Building on the property must not block light or air to neighbouring properties. - The property must be used as a main residence and not as a second or holiday home. - Contribute to the maintenance of shared roads and footpaths.

### **Rights and easements**

- Title DN418787 contains beneficial rights or easements.
  Here is a summary but a property lawyer can advise further:- Right for water supply repairs with 24 hours notice for the village of Staple and two cottages.
- 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

#### All story of flooding

No history of flooding has been reported.

#### Coastal erosion risk

🕛 To be provided

#### Planning and development

<mark>쏭</mark> No

## Listing and conservation

సి No	
Accessibi	lity
প্র None	3
Mining	
💙 No c	oal mining risk identified
No n	nining risk (other than coal mining) identified
C	Moverly has certified this data Accurate as of 19 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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