Moverly

Material Information Certificate

Address

31 Dukes Road
 Totnes
 Devon
 TQ9 5YA
 UPRN: 100040299056

EPC

Source: GOV.UK

Source: HM Land Registry

📀 Current rating: C

Potential rating: **B**

Current CO2: 3.1 tonnes

Potential CO2: 1.2 tonnes

Expires: 8 Feb 2034

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/2028-4111-4858-6171-1631

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 31 Dukes Road, Totnes (TQ9 5YA).

Title number DN161781.

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

의 Tenure marketed as: Freehold

📀 Council Tax band: B

Authority: South Hams District Council

NTS Part B

Construction

2 Standard construction

Property type

半 Semi-detached, House

Floorplan: To be provided

Parking

2 None

Controlled parking zone: Yes

Electricity

2) Mains electricity: Mains electricity supply is connected.

() Solar panels: No

Other sources: To be provided

Water and drainage

Connected to mains water supply

Mains surface water drainage: No

Sewerage: Connected to mains sewerage

Heating

Mains gas-powered central heating is installed.

① To be provided

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	12 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	37 Mb
MAX UPLOAD	8 Mb
AVAILABILITY	\checkmark
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	10000 Mb
MAX UPLOAD	10000 Mb
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 DN161781 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - A restriction is in place: The property cannot be sold or leased unless South Hams District Council certifies that the sale or lease follows section 157 of the Housing Act 1985. This usually means the property can only be sold to someone who meets certain local criteria, such as living or working in the area. - There are restrictive covenants from the 1984 transfer. These are rules that limit what you can do with the property, such as not making certain changes or using the property in specific ways. The exact details are in the original transfer document.

Rights and easements

Title DN161781 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property benefits from and is subject to certain rights and obligations (called easements) as set out in the 1984 transfer and in the Housing Act 1980. These may include things like rights of way or access, but the exact details are in the original transfer document and the Act. - There is a provision about light or air in the 1984 transfer, which may protect the property's access to natural light and air.

Public right of way through and/or across your house, buildings or land: **No**

Flooding

- Flood risk: No flood risk has been identified.
- Historical flooding: History of flooding
 No history of flooding has been reported.

Coastal erosion risk

No coastal erosion risk has been identified.

Planning and development

<mark>왕</mark> No

Listing and conservation

<u>e</u>))	No
Acc	essibility
2)	None
Min	ing
0	No coal mining risk identified
	No mining risk (other than coal mining) identified

Additional information

Price paid

Source: HM Land Registry

🔮 £180,000 (DN161781)

Paid on 3 Oct 2016

The price stated to have been paid on 30 September 2016 was £180,000.

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Moverly has certified this data Accurate as of 3 Jul 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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