Moverly

Material Information Certificate

Address

Wheelwrights
Broadhempston
Totnes
Devon
TQ9 6BD
UPRN: 10032959724

EPC

Source: GOV.UK

Source: HM Land Registry

📀 Current rating: E

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

Current CO2: 5.8 tonnes

Potential CO2: 1.5 tonnes

Expires: 2 May 2033

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2523-3240-2427-3675

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 Wheelwrights, Broadhempston, Totnes (TQ9 6BD).

Title number DN417469.

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

의 Tenure marketed as: Freehold

📀 Council Tax band: D

Authority: Teignbridge District Council

NTS Part B

Construction

2 Standard construction

Property type

😕 Semi-detached, House

Floorplan: To be provided

Parking

2) Driveway, On Street

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: Yes

Sewerage: Connected to mains sewerage

Heating

- ① Oil-powered central heating is installed.
- (a) Wood burner is installed.

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	8 Mb
MAX UPLOAD	0.8 Mb
AVAILABILITY	\checkmark
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

Actual services available may be different (data provided by Ofcom). EE PROVIDER OK COVERAGE ...I SIGNAL STRENGTH DETAILS **O**2 PROVIDER Good COVERAGE , **1** | SIGNAL STRENGTH DETAILS Three PROVIDER ОK COVERAGE SIGNAL STRENGTH DETAILS Vodafone PROVIDER Good COVERAGE SIGNAL STRENGTH DETAILS

NTS Part C

Building safety issues

<mark>쏭</mark> No

Restrictions

Source: HM Land Registry

Title DN417469 contains restrictions or restrictive covenants.
Here is a summary but a property lawyer can advise further: - A restriction is in place so that if only one of the owners wants to sell or mortgage the property, they cannot do so unless a court gives permission. This is to protect both owners' interests.

Rights and easements

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

Flooding

- Flood risk: No flood risk has been identified.
- 2 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

암 No

Listing and conservation

2) Is a listed building grade II listed

Accessibility

2) None

Mining

No coal mining risk identified

No mining risk (other than coal mining) identified

Additional information

Price paid

Source: HM Land Registry

🔮 £675,000 (DN417469)

Paid on 6 Dec 2023

The price stated to have been paid on 27 October 2023 was £675,000.

 $\overline{\bigcirc}$

Moverly has certified this data Accurate as of 16 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.

Contains HM Land Registry data © Crown copyright and database right 2022. This data is licensed under the Open Government Licence v3.0.