

Address

Source: HM Land Registry

**17 Nellies Wood View****Dartington****Totnes****Devon****TQ9 6FP**UPRN: **10090535379**

EPC

Source: GOV.UK

Current rating: **B**Potential rating: **A**Current CO2: **1.5 tonnes**Potential CO2: **0.3 tonnes**Expires: **28 March 2027**Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/0054-3801-7476-9923-8361>

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 17 Nellies Wood View, Dartington, Totnes (TQ9 6FP).

Title number DN683795.

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

Tenure marketed as: **Freehold**



Council Tax band: **F**

Authority: **South Hams District Council**

NTS Part B

Construction



Standard construction

Property type



Detached, House

Floorplan: **To be provided**

Parking



Garage

Electricity



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



Mains gas-powered central heating is installed.

The system was installed at an unknown date.



Double glazing and Wood burner are installed.

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	15 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	

DETAILS

NAME	Superfast
MAX DOWNLOAD	67 Mb
MAX UPLOAD	16 Mb
AVAILABILITY	

DETAILS

NAME	Ultrafast
MAX DOWNLOAD	10000 Mb
MAX UPLOAD	10000 Mb
AVAILABILITY	

DETAILS

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

PROVIDER **EE**

COVERAGE Great



DETAILS

PROVIDER **O2**

COVERAGE Good



DETAILS

PROVIDER **Three**

COVERAGE Great



DETAILS

PROVIDER **Vodafone**

COVERAGE Great



DETAILS

NTS Part C

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

 **Title DN683795 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - The property cannot be sold or leased without a certificate from Bloor Homes Limited confirming that certain conditions in the 2016 Transfer have been met. - The property cannot be sold or leased without a certificate from Meadowside (Totnes) Management Company Limited confirming that certain conditions in the 2017 Transfer have been met. - There are restrictive covenants (rules limiting what can be done) in the Transfer relating to the electricity substation dated 19 February 2016.

Rights and easements

 **Title DN683795 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- The property benefits from any legal rights (such as access or use of services) granted by the Transfer dated 1 September 2015, but is also subject to any rights reserved in that document. - The property benefits from any legal rights granted by the Transfer dated 31 March 2017, but is also subject to any rights reserved in that document. - There may be rights granted in connection with the electricity substation as per the Transfer dated 19 February 2016.

 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.

 Flood defences: **Flood defences**

Flood defences are installed.

Coastal erosion risk

 **No coastal erosion risk has been identified.**

Planning and development

 No

Listing and conservation

 No

Accessibility

 Level access

Mining

 No coal mining risk identified

A mining risk (other than coal mining) has been identified

A potential non-coal mining risk has been identified - a detailed search report can help to determine the impact.

Additional information

Price paid

Source: HM Land Registry

 **£439,950 (DN683795)**

Paid on 2 May 2017

The price stated to have been paid on 31 March 2017 was £439,950.

Loft access

 **The property has access to a loft.**

The loft is insulated and unboarded and is accessed by: A pull down hatch on the landing ceiling

Outside areas

 **Outside areas: Front garden and Rear garden.**

Specialist issues

-  Asbestos: **No asbestos has been disclosed.**
-  Japanese Knotweed: **A japanese knotweed issue has been disclosed.**
A surveyor will be able to provide more detail.
-  Ongoing health or safety issue: **No ongoing health or safety issue has been disclosed.**
-  Subsidence or structural fault: **No subsidence or structural fault has been disclosed.**
-  Dry rot, wet rot or damp: **No dry rot has been disclosed.**

Onward chain

-  **Onward chain**
This sale is dependent on completion of the purchase of another property.

Rentcharges

-  **Estate rentcharge**
There is an estate rentcharge payable on the property. The annual amount is £200. Service charges for common development land



Moverly has certified this data

Accurate as of 29 July 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.