

Address

Source: HM Land Registry

**8 Kings Rydon Close****Stoke Gabriel****Totnes****Devon****TQ9 6QG**UPRN: **100040299962**

EPC

Source: GOV.UK

Current rating: **D**Potential rating: **C**Current CO2: **6.5 tonnes**Potential CO2: **3.6 tonnes**Expires: **14 May 2034**Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/4834-1125-9300-0405-5292>

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 Kings Rydon Close, Stoke Gabriel, Totnes (TQ9 6QG).

Title number DN437095.

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

Tenure marketed as: **Freehold**



Council Tax band: **E**

Authority: **South Hams District Council**

NTS Part B

Construction



Non-standard construction

Timber framed building

Property type



Detached, Bungalow

Floorplan: **To be provided**

Parking



Garage, Driveway, Gated, Off Street, Private

Electricity



Connected to mains electricity

Water and drainage



Connected to mains water supply

Mains surface water drainage: **Yes**

Sewerage: **Connected to mains sewerage**

Heating



None

Heating features: **Double glazing**

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	17 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	

DETAILS

NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	

DETAILS

NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	

DETAILS

Actual services available may be different (data provided by Ofcom).	
PROVIDER	EE
COVERAGE	OK
SIGNAL STRENGTH	
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	OK
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	

NTS Part C

Building safety issues

 No

Restrictions

Source: HM Land Registry

 **Title DN437095 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - No building should take place within 5 feet of the Northern boundary of Plot No 22.

Rights and easements

 **Title DN437095 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- The land has the benefit of rights granted by the Conveyance dated 27 June 1963. - The land is subject to rights for the free passage and running of water and soil through sewers, channels, pipes, drains, and watercourses, with the right to enter the land to maintain these utilities.

 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

 **History of flooding**

No history of flooding has been reported.

Coastal erosion risk

 **To be provided**

Planning and development

 No

Listing and conservation

 No

Accessibility

 Lateral living

Mining

 No coal mining risk identified

No mining risk (other than coal mining) identified



Moverly has certified this data

Accurate as of 20 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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