

Address

Source: HM Land Registry

**8 Argyle Terrace****Totnes****Devon****TQ9 5JJ****UPRN: 100040297961**

EPC

Source: GOV.UK

Current rating: **D**Potential rating: **B**Current CO2: **3.4 tonnes**Potential CO2: **1.3 tonnes**Expires: **21 August 2033**Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/4337-1528-8200-0529-9222>

NTS Part A

Tenure

Source: HM Land Registry



Freehold for DN112188

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 8 Argyle Terrace, Totnes, (TQ9 5JJ).

Title number DN462082.

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

Freehold for DN462082

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land at the rear of 8 Argyle Terrace, Totnes, (TQ9 5JJ).

Title number DN112188.

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



Tenure marketed as: **Freehold**

Local council



Council Tax

Sorry, Council Tax information could not be collected. We'll try again shortly.

NTS Part B

Construction



Standard construction

Property type



Mid-terrace, House

Floorplan: **To be provided**

Parking



Driveway

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 on 29 Mar 2024.

 **Double glazing is 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	16 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	

DETAILS

NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 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
SIGNAL STRENGTH	
DETAILS	
PROVIDER	O2
COVERAGE	Good
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Vodafone
COVERAGE	OK
SIGNAL STRENGTH	
DETAILS	

NTS Part C

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

 **Title DN112188 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - You must repair and maintain the boundary fences marked with an inward 'T' on the plan (these are the north western, south western, and eastern boundaries). - You must not do any work on the land that would interfere with the stability of the adjoining highway (the western bypass A381). - There are older restrictive covenants from 1940, details of which are in the filed copy, but they generally limit what you can do with the land.

Title DN462082 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - The owner must observe and perform covenants (promises) from previous documents, including those in the 1964 conveyance. These may include obligations or restrictions, but the specific details are not listed in the summary.

Rights and easements

 **Title DN112188 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- There is a provision in the 1940 conveyance about light or air, which may protect your right to receive light or air over neighbouring land.

Title DN462082 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property has the right to use certain roads and passages shown on a plan from the 1964 conveyance (coloured yellow on the plan). - The owners of neighbouring properties have the right to install, use, and repair pipes, sewers, and drains under or through this property, as long as they do not cause unnecessary damage.

 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

 **None**

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

 **£342,500 (DN112188)**

Paid on 15 January 2024

The price stated to have been paid on 15 December 2023 for the land in this title and in DN462082 was £342,500.

£342,500 (DN462082)

Paid on 15 January 2024

The price stated to have been paid on 15 December 2023 for the land in this title and in DN112188 was £342,500.

Loft access



The property has access to a loft.

The loft is insulated and unboarded and is accessed by: From a loft hatch in the landing ceiling

Outside areas



Outside areas: Front garden and Rear garden.

Specialist issues



Asbestos: **No asbestos has been disclosed.**



Japanese Knotweed: **No japanese knotweed has been disclosed.**



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 not dependent on completion of the purchase of another property.



Moverly has certified this data

Accurate as of 3 August 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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