

Address

Source: HM Land Registry

 **Simla**
Higher Westonfields
Totnes
Devon
TQ9 5RB

UPRN: **100040299642**

EPC

 **Energy Performance Certificate**
We checked, and no Energy Performance Certificate was found for this property. We'll keep retrying so when one is registered, we'll fetch it.

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 Simla, Higher Westonfields, Totnes.
Title number DN298146.
Absolute Freehold is the class of tenure held by HM Land Registry.

 Tenure marketed as: **Freehold**

Local council

Source: Valuation Office Agency

 Council Tax band: **D**
Authority: **South Hams District Council**

NTS Part B

Construction

 **Standard construction**

Property type

 **Detached, Bungalow**

Floorplan: **To be provided**

Parking

 **Garage, Driveway, Gated**

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 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	14 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	62 Mb
MAX UPLOAD	14 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 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 DN298146 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - The property can only be used as a private home with a garage, outbuildings, and garden. Running a business or trade is not allowed, except for certain professions like doctors, surveyors, dentists, or solicitors, or for running a boarding or apartment house. Small signs for selling or letting the property or for professional use are allowed. - No actions are allowed that would cause a nuisance, damage, annoyance, disturbance, or inconvenience to neighbours or the original sellers or their successors. - No new buildings, additions, or changes to existing buildings are allowed unless the plans are approved by the original sellers or their successors. Fees for approval must be paid by the owner. - No sand, gravel, clay, or soil can be removed from the land, except as needed for approved building work. The land cannot be dug lower than necessary for building. - A fence must be built and kept in good repair along the west and south boundaries of the property, using materials and a design approved by the original sellers' surveyor. - No building can be put up beyond the building line (although the exact line is not shown on the plan).

Rights and easements

 **Title DN298146 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- The original sellers and their successors have the right to enter the property to repair, maintain, or renew any pipes, sewers, or cables under the land, or to lay new ones if needed for nearby developments. They must avoid unnecessary damage and fix any damage caused. - There is a right for water and waste to pass through pipes or sewers that run under the property.

 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



Coastal erosion impact

Indicative Coastal Erosion analysis has been completed.

Planning and development



No

Listing and conservation



No

Accessibility



Specialist bath, Level access

Mining



No coal mining risk identified

No mining risk (other than coal mining) identified

Additional information

Loft access



The property has access to a loft.

The loft is insulated and boarded and is accessed by: Doors off stairs

Outside areas



Outside areas: Front garden, Side 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 18 September 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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