

## **Material Information Certificate**

Address Source: HM Land Registry

10 Beacon View

**Dartington** 

**Totnes** 

Devon

**TQ9 6HH** 

UPRN: 10004743341

**EPC** Source: GOV.UK

Current rating: D

Potential rating: B

Current CO2: 3.1 tonnes

Potential CO2: 1.3 tonnes

Expires: 24 January 2029

☑ View certificate on GOV.UK

**★** Download EPC report

# **NTS Part A**

Source: HM Land Registry **Tenure** 



#### Freehold

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 10 Beacon View, Dartington, Totnes (TQ9 6HH).

Title number DN172386.

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

Tenure marketed as: Freehold



Council Tax band: B

Authority: South Hams District Council

# **NTS Part B**

#### Construction



Standard construction

## Property type



Mid-terrace, House

Floorplan: **To be provided** 

### **Parking**



On Street

Disabled parking: Yes

## Electricity



Mains electricity: Mains electricity supply is connected.

### Water and drainage

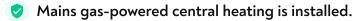


Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

# Heating



The system was installed at an unknown date.

Double glazing and Wood burner are installed.

Broadband Source: Ofcom

## 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	8 Mb
MAX UPLOAD	0.8 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	

Mobile coverage Source: Ofcom

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

EE	PROVIDER
Great	COVERAGE
.atl	SIGNAL STRENGTH
	DETAILS
O2	PROVIDER
Great	COVERAGE
.ıl	SIGNAL STRENGTH
	DETAILS
Three	PROVIDER
Great	COVERAGE
.ıl	SIGNAL STRENGTH
	DETAILS
Vodafone	PROVIDER
Great	COVERAGE
.il	SIGNAL STRENGTH
	DETAILS

## **NTS Part C**

#### **Building safety issues**



Defects or hazards: Utility room has asbestos panel on roof

Work already done: Updated fire alarm system

Work to be done: Could replace panel

Potential cost: Had a quote for £2000

Impact on the ability to reside at the property: No

#### Restrictions



To be provided

#### Rights and easements



Public right of way through and/or across your house, buildings or land: Yes

Access for moving heavy items through back gardens in terrace

#### 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



List	ing and conservation			
00	In a conservation area			
Acc	essibility			
<u>e</u> )	None			
Min	ing			
	▼ No coal mining risk identified			
No mining risk (other than coal mining) identified				
Pric	e paid	Source: HM Land Registry		
	£290,000 (DN172386)			
	Paid on 15 August 2019			
	The price stated to have been paid on 31 July 2019 was £290,000.			
Lof	t access			
2)	The property has access to a loft.			
	The loft is insulated and boarded and is accessed by: Pull down ladder			
Out	tside areas			
2)	Outside areas: Front garden and Rear garden.			

#### Specialist issues

Asbestos: An asbestos issue has been disclosed.

Just the small roof to utility room. A surveyor will be able to provide more detail.

- Japanese Knotweed: No japanese knotweed has been disclosed.
- 2) 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.



# Moverly has certified this data

Accurate as of 10 October 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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