

Material Information Certificate

Address Source: HM Land Registry

27 Weston Lane

Totnes

Devon

TQ9 5UN

UPRN: 100040302215

EPC Source: GOV.UK

Current rating: C

Potential rating: C

Current CO2: 2.6 tonnes

Potential CO2: 2.1 tonnes

Expires: 14 October 2035

☑ 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 27 Weston Lane, Totnes (TQ9 5UN).

Title number DN258888.

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

Tenure marketed as: Freehold



Council Tax band: D

Authority: South Hams District Council

NTS Part B

Construction



Standard construction

Property type



Semi-detached, Bungalow

Floorplan: To be provided

Parking



Off Street

Controlled parking zone: Yes

Electricity



Mains electricity: Mains electricity supply is connected.

Water and drainage

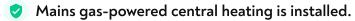


Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating



The system was installed at an unknown date.

Double glazing, Wood burner, and Open fire 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	16 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	32 Mb
MAX UPLOAD	4 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
l	SIGNAL STRENGTH
	DETAILS
Three	PROVIDER
Great	COVERAGE
l	SIGNAL STRENGTH
	DETAILS
Vodafone	PROVIDER
Great	COVERAGE
ll	SIGNAL STRENGTH
	DETAILS

NTS Part C

Buil	ding safety issues
0)	No
Res	trictions
(1)	To be provided
Rigl	nts and easements
<u></u>	Public right of way through and/or across your house, buildings or land: No
Floo	oding
	Flood risk: No flood risk has been identified.
0)	Historical flooding: History of flooding No history of flooding has been reported.
<u>oi</u>)	Flood defences: Flood defences Flood defences are installed.
Coa	stal erosion risk
	No coastal erosion risk has been identified.
Plar	nning and development
0)	No
Listi	ing and conservation
2	No
Acc	essibility
<u>e</u>)	Level access, Ramped access, Specialist bath

Mining



No coal mining risk identified

No mining risk (other than coal mining) identified

Additional information

Source: HM Land Registry Price paid



2 £375,000 (DN258888)

Paid on 28 April 2022

The value stated as at 28 April 2022 was £375,000.

Loft access



The property has access to a loft.

The loft is insulated and boarded and is accessed by: Retractable loft ladder in small hallway

Outside areas



Outside areas: Front garden, Rear garden, and Side 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 15 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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