

Material Information Certificate

Address Source: HM Land Registry

9 Little Batten Road

Totnes

Devon

TQ9 5GQ

UPRN: 10090535980

EPC Expires soon Source: GOV.UK

Current rating: B

Potential rating: A

Current CO2: 1.4 tonnes

Potential CO2: 0.1 tonnes

Expires: **16 June 2026**

☑ View certificate on GOV.UK

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 9 Little Batten Road, Totnes (TQ9 5GQ).

Title number DN673213.

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



Detached, House

Floorplan: To be provided

Parking



Allocated, Private, Off Street

Electric vehicle charging point: 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

Mains gas-powered central heating is installed.

The system was installed on 1 Jun 2016.

Double glazing is 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.

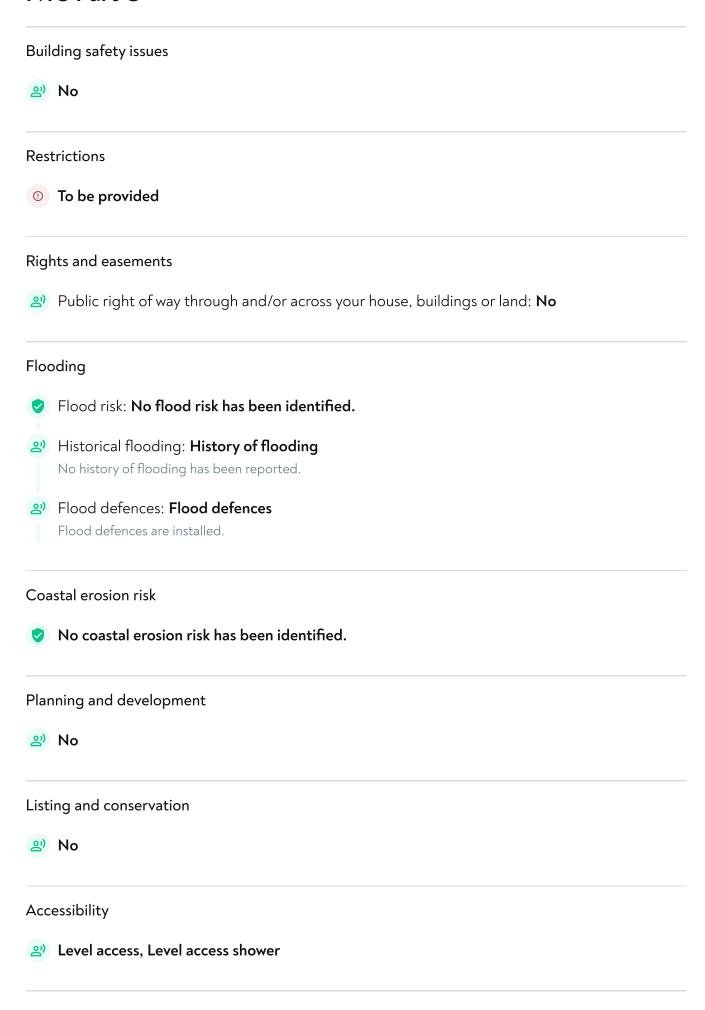
NAME	Standard
MAX DOWNLOAD	16 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	×
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	10000 Mb
MAX UPLOAD	10000 Mb
AVAILABILITY	
DETAILS	

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
.il	SIGNAL STRENGTH
	DETAILS
Vodafone	PROVIDER
Great	COVERAGE
.il	SIGNAL STRENGTH
	DETAILS

NTS Part C



Mining



No coal mining risk identified

No mining risk (other than coal mining) identified

Additional information

Source: HM Land Registry Price paid



£314,950 (DN673213)

Paid on 14 July 2016

The price stated to have been paid on 30 June 2016 was £314,950.

Loft access



The property has access to a loft.

The loft is insulated and unboarded and is accessed by: Loft hatch

Outside areas



Outside areas: 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.

Rentcharges



Estate rentcharge

There is an estate rentcharge payable on the property. The annual amount is £250. Firstport



Moverly has certified this data

Accurate as of 7 November 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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