

## **Material Information Certificate**

Source: HM Land Registry Address

3 Priory Gardens

**Totnes** 

Devon

**TQ9 5HT** 

UPRN: 10004743109

**EPC** Source: GOV.UK

Current rating: D

Potential rating: B

Current CO2: 3.9 tonnes

Potential CO2: 1.7 tonnes

Expires: **20 July 2030** 

☑ View certificate on GOV.UK

## **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 Polperro, 3 Priory Gardens, Totnes (TQ9 5HT).

Title number DN727647.

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



Semi-detached, House

Floorplan: To be provided

### **Parking**



Driveway, Private

Electric vehicle charging point: Yes

### Electricity

Mains electricity: Mains electricity supply is connected.

Solar panels are installed.

The panels are owned outright

### 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 and Underfloor heating 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	17 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	77 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



Restrictions Source: HM Land Registry

Title DN727647 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - Restrictive covenants contained in the Conveyance dated 3 March 1932 (specific wording not shown on the register) - these are rules in the 1932 deed that limit what the owner can do with the land (for example, they may restrict building, alterations, use of the property or other activities). - Provision as to boundary structures included in the Conveyance dated 3 March 1932 - this likely controls who is responsible for boundary walls/fences and may restrict changes to them. Exact effect requires checking the 1932 deed copy.

#### Rights and easements

Title DN727647 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property has the benefit of any legal easements granted by the Conveyance dated 3 March 1932 (specific easements are not detailed on the register) - an easement is a right to use part of another person's land (for example a right of way, or access for drains). The registered entry also records the land is subject to any rights mentioned in that deed that affect the land.

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.

a) M-	
2) No	
Listing and conservation	
e) No	
Accessibility	
2) None	
Mining	
No coal mining risk identified	
No mining risk (other than coal mining) identifi	ed
Additional intermation	
Additional information  Price paid	Source: HM Land Registry
	Source: HM Land Registry
Price paid	Source: HM Land Registry
Price paid  ② £400,000 (DN727647)	
Price paid <b>£400,000 (DN727647)</b> Paid on 16 November 2020	
Price paid  £400,000 (DN727647)  Paid on 16 November 2020  The price stated to have been paid on 12 November 20	
Price paid  £400,000 (DN727647)  Paid on 16 November 2020  The price stated to have been paid on 12 November 200  Loft access	
Price paid  £400,000 (DN727647)  Paid on 16 November 2020  The price stated to have been paid on 12 November 20  Loft access  The property has access to a loft.	20 was £400,000.
Price paid  £400,000 (DN727647)  Paid on 16 November 2020  The price stated to have been paid on 12 November 20  Loft access  The property has access to a loft.  The loft is insulated and boarded and is accessed by: L	20 was £400,000.

#### 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



This sale is dependent on completion of the purchase of another property.



# Moverly has certified this data

Accurate as of 10 December 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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