

## Address

Source: HM Land Registry

 **24 Follaton Rise**

Totnes

Devon

TQ9 5FX

UPRN: **10090535891**

## EPC

Source: GOV.UK

 Current rating: **A**Potential rating: **A**Current CO2: **0.5 tonnes**Potential CO2: **0.3 tonnes**Expires: **23 August 2026**Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/8702-1744-8639-7127-4863>

## NTS Part A

 **Freehold for DN673995**

The several yearly rentcharges charged upon and issuing out of the several parts of the freehold land as specified in the said schedule and shown edged with red on the plan of the above Title filed at the registry. Short particulars of the rentcharges are contained in the Rentcharges Schedule hereto. NOTE: The title to the rentcharge is subject to the provisions of section 859H of the Companies Act 2006 if and in so far as that section applies to the rentcharge.

Title number DN673995.

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

**Freehold for DN680842**

The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 24 Follaton Rise, Totnes (TQ9 5FX).

Title number DN680842.

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

 **Tenure marketed as: Freehold**

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**Local council**

Source: Valuation Office Agency

 **Council Tax band: E**

Authority: **South Hams District Council**

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## NTS Part B

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**Construction** **Standard construction**

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**Property type** **Mid-terrace, House**

Floorplan: **To be provided**

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## Parking

 **Garage, Driveway, On Street, Private**

Electric vehicle charging point: **Yes**

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## Electricity

 Mains electricity: **Mains electricity supply is connected.**

 Solar panels: **Solar panels are installed.**

The panels are owned outright

 Other sources: **To be provided**

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## Water and drainage

 **Connected to mains water supply**

Mains surface water drainage: **Yes**

Sewerage: **Connected to mains sewerage**

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## Heating

 **Mains gas-powered central heating is installed.**

The system was installed on 1 Nov 2016.

 **Double glazing is installed.**

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 **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 | 13 Mb   |
| MAX UPLOAD   | 1 Mb  |
| AVAILABILITY |    |
| DETAILS      |   |
| NAME         | Superfast   |
| MAX DOWNLOAD | 71 Mb   |
| MAX UPLOAD   | 18 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).

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PROVIDER

**EE**

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

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PROVIDER

**O2**

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

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PROVIDER

**Three**

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

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PROVIDER

**Vodafone**

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

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# NTS Part C

## Building safety issues

 **No**

## Restrictions

Source: HM Land Registry

 **Title DN680842 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - You cannot sell or transfer the property (except for taking out a new mortgage) unless you get a certificate from the owner of a neighbouring estate (DN673995) or their solicitor, confirming you have followed certain rules in the Deed of Covenant dated 27 January 2017. - Restrictive covenants in the Transfer dated 28 August 2012 and 27 January 2017. These may include things like not being allowed to build certain structures, run a business from home, or keep certain animals. You should check the actual documents for details.

## Rights and easements

 **Title DN680842 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- The property has rights granted by the Deed dated 27 August 2012, which may include access or use of shared areas. - The property benefits from rights granted by several transfers (2012, 2015, 2017), which may include rights of way, access to services, or use of shared facilities. - The property is subject to rights reserved by these same transfers, meaning neighbours may have some rights over your land. - There are rights relating to light, air, and boundary structures as set out in the Transfer dated 27 January 2017.

 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.**

## Planning and development

 **No**

## Listing and conservation

 **No**

## Accessibility

 **None**

## Mining

 **No coal mining risk identified**

 **No mining risk (other than coal mining) identified**

## Additional information

### Price paid

Source: HM Land Registry

 **£460,000 (DN680842)**

 Paid on 3 May 2022

The price stated to have been paid on 15 December 2021 was £460,000.

### Loft access

 **The property has access to a loft.**

 The loft is insulated and unboarded and is accessed by: The loft is accessed through the guest room on the top floor. It has very limited space and has not been used by current or previous owners.

### Outside areas

 **Outside areas: Front 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: **A dry rot issue has been disclosed.**

Still under NHBC guarantee, the basement wall at the front of the downstairs was re-tanked to ensure waterproofing. There have been no issues since. This was completed early 2024. A surveyor will be able to provide more detail.

## Onward chain

### Onward chain

This sale is 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 £550. First Port are the management company. They send an invoice twice per year and review their costs every year. A summary is shared with the whole estate. Although the amount fluctuates, this year the exact amount is £533.60, payable in two instalments of £266.80



**Moverly has certified this data**

Accurate as of 11 August 2025

The data is aggregated from variety of sources including HM Land Registry, GOV.UK and is accurate at the time of this certificate.