

Address

Source: HM Land Registry

✓ **3 Sheplegh Court**
Blackawton
Totnes
Devon
TQ9 7AH
 UPRN: **10004746512**

EPC

Source: GOV.UK

✓ Current rating: **D**
 Potential rating: **C**
 Current CO2: **3.7 tonnes**
 Potential CO2: **3.2 tonnes**
 EPC certificate number: **0160-2844-7169-9901-3081**
 Expires: **9 June 2029**

NTS Part A

Tenure

Source: HM Land Registry

✓ **Leasehold**
 The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Apartment 3, Sheplegh Court, Blackawton, and parking space (TQ9 7AH). NOTE: As to the part tinted blue on the filed plan, only the ground floor flat is included in the title.
 Title number DN250714.
 Absolute Leasehold is the class of tenure held by HM Land Registry.
 ⓘ Tenure marketed as: **Leasehold**

Local council

⚠ **Council Tax**
 Sorry, Council Tax information could not be collected. We'll try again shortly.

Lease length

Source: HM Land Registry

✓ **961 years remaining**
 Started in 1988 with a lease of 999 years.

Ground rent

Provided by vendor

ⓘ **£200 a year**
 Not subject to increase

Service charge

ⓘ **£3,435.54 a year**

Share of ownership

Source: Provided by vendor

✓ **Seller owns 7%**

NTS Part B

Construction

ⓘ **Standard construction**

Property type

 **Mid-terrace, Flat**

- Number of floors: **1**
- Entrance on floor: **1**
- Has lift: **No**
- Over commercial premises: **No**
- Floorplan: **To be provided**

Parking

 **Allocated**

- Dropped kerb access: **To be provided**
- Electric vehicle charging point: **Yes**

Electricity

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

Mains electricity supply: **Yes**

Water and drainage

 **Not connected to mains water supply**

- Spring
- Mains surface water drainage: **No**
- Sewerage: **Septic tank**
- Private water supply costs: **No associated costs**
- Private sewerage costs: **No associated costs**

Heating

 **No heating system is installed**

Heating system: **None**

 **Night storage is installed**

Other heating features: **Night storage**

Broadband

Source: Ofcom

 **The property has only Standard broadband available**

Broadband speed: **only Standard**

	Standard	9 Mb	1 Mb	
	Superfast	Unavailable	Unavailable	
	Ultrafast	Unavailable	Unavailable	

Mobile coverage

Source: Ofcom

	EE	Great	
	O2	Great	
	Three	Great	
	Vodafone	Good	

NTS Part C

Building safety issues  No

Restrictions  **Title DN250714 contains restrictions or restrictive covenants**
Source: HM Land Registry Restrictive covenants (Title DN250714): Present

Rights and easements  **Title DN250714 contains beneficial rights or easements**
Here is a summary but a property lawyer can advise further:- The property includes legal rights, known as easements, which were granted in the original lease. These typically include positive rights such as the right to use shared paths, pipes, or common areas within the Sheplegh Court estate.

 Public right of way through and/or across your house, buildings or land: **No**

 Private right of way through and/or across your house, buildings or land: **To be provided**

Flooding  **Flood risk: No flood risk has been identified**
Flood risk: No

 Historical flooding: **History of flooding**
History of flooding: No

 Storm, fire and flood damage: **To be provided**

 Flood defences: **Flood defences**
Flood defences: Yes

Coastal erosion risk  **No coastal erosion risk has been identified**
Coastal erosion risk: No

Planning and development  **No**
Neighbour 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



£195,000 (DN250714)

Source: HM Land Registry

Paid on 6 February 2020

The price stated to have been paid on 9 December 2019 was £195,000.

Loft access



The property does not have access to a loft.

Outside areas



Outside areas: Communal 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.



Wells, ditches and shafts: To be provided

Damaged or exposed electrics: To be provided

Damage to flooring or staircases: To be provided

Known areas in poor condition: To be provided

Onward chain



Onward chain

This sale is not dependent on completion of the purchase of another property.

Managing agent



Sheplegh Court Residents Company

sheplegh.treasurer@gmail.com

Warranties and guarantees



New home warranty: To be provided

Roofing work: To be provided

Damp proofing treatment: To be provided

Timber rot or infestation treatment: To be provided

Central heating and plumbing: To be provided

Double glazing: To be provided

Electrical repair or installation: To be provided

Insurance claims



Insurance claims: To be provided



Moverly has certified this data

Accurate as of 27 July 2026

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