

## Address

Source: HM Land Registry

**15 Barn Park****Stoke Gabriel****Totnes****Devon****TQ9 6SR**UPRN: **100040297989**

## EPC

Source: GOV.UK

Current rating: **E**Potential rating: **C**Current CO2: **1.3 tonnes**Potential CO2: **1 tonne**Expires: **19 January 2036**[View certificate on GOV.UK](#)[Download EPC report](#)[Download EPC report](#)

## 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 15 Barn Park, Stoke Gabriel, Totnes (TQ9 6SR).

Title number DN197481.

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

Tenure marketed as: **Freehold**



Council Tax band: **B**

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



**Semi-detached, House**

Floorplan: **To be provided**

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### Parking



**Driveway**

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### Electricity



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

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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



**Room heaters only - no central heating system.**



**Double glazing and Wood burner are installed.**

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 **The property has Superfast broadband available.**

The connection type is "FTTC (Fibre to the Cabinet)".

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.

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NAME	<b>Standard</b>
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MAX DOWNLOAD	17 Mb
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MAX UPLOAD	1 Mb
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AVAILABILITY	
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DETAILS
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NAME	<b>Superfast</b>
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MAX DOWNLOAD	52 Mb
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MAX UPLOAD	8 Mb
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AVAILABILITY	
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DETAILS
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NAME	<b>Ultrafast</b>
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MAX DOWNLOAD	Unavailable
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MAX UPLOAD	Unavailable
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AVAILABILITY	
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DETAILS
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## Mobile coverage

Source: Ofcom



Actual services available may be different (data provided by Ofcom).

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PROVIDER **EE**

COVERAGE **OK**

SIGNAL STRENGTH 

DETAILS

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PROVIDER **O2**

COVERAGE **Great**

SIGNAL STRENGTH 

DETAILS

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PROVIDER **Three**

COVERAGE **OK**

SIGNAL STRENGTH 

DETAILS

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PROVIDER **Vodafone**

COVERAGE **Great**

SIGNAL STRENGTH 

DETAILS

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# NTS Part C

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## Building safety issues

 **No**

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## Restrictions

Source: HM Land Registry

 **Title DN197481 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - Restriction requiring the consent of South Hams District Council under Section 157 of the Housing Act 1985 before most changes of ownership or registration can be made (see restriction dated 12 August 1986). - Restrictive covenants contained in the Transfer dated 4 August 1986 between South Hams District Council and Thomas Montague Tucker and Mary Evelyn Tucker (original filed). The specific covenant terms are not shown on the register. - Conveyance dated 21 November 1952 contains a covenant of a positive nature (i.e., an obligation to do something) rather than a negative restriction.

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## Rights and easements

 **Title DN197481 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- Easements granted and reserved in the Transfer dated 4 August 1986 and the easements specified in paragraph 2 of Schedule 6 of the Housing Act 1985. Exact rights are not detailed on the register and must be checked in the Transfer document.

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

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## 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.

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## Coastal erosion risk

 **No coastal erosion risk has been identified.**

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## Planning and development

 No

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## Listing and conservation

 No

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## Accessibility

 Level access shower

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## Mining

 No coal mining risk identified

No mining risk (other than coal mining) identified

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# Additional information

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## Price paid

Source: HM Land Registry

 **£210,000 (DN197481)**

Paid on 14 November 2014

The price stated to have been paid on 7 November 2014 was £210,000.

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## Loft access

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

The loft is insulated and boarded and is accessed by: Hatch & ladder in spare bedroom

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## Outside areas

 **Outside areas: Rear garden and Front garden.**

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## Specialist issues



**Asbestos: An asbestos issue has been disclosed.**

Soil pipe is suspected of being made from asbestos. A surveyor will be able to provide more detail.



**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.**

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## Onward chain



**Onward chain**

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



**Moverly has certified this data**

Accurate as of 20 January 2026

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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