

Address

Source: HM Land Registry

**2 Tumbling Fields****Main Street****Blackawton****Totnes****Devon****TQ9 7BG**UPRN: **10004749593**

EPC

Source: GOV.UK

Current rating: **C**Potential rating: **B**Current CO2: **4.7 tonnes**Potential CO2: **2.1 tonnes**Expires: **23 Jul 2033**Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/9412-3028-6203-8647-7204>

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 2 Tumbling Fields, Main Street, Blackawton, Totnes (TQ9 7BG).

Title number DN112700.

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

Tenure marketed as: **Freehold**



Council Tax band: **E**

Authority: **South Hams District Council**

NTS Part B

Construction



Standard construction

Property type



Semi-detached, House

Floorplan: **To be provided**

Parking



Garage, Driveway, Private, Off Street

Electricity



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



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



Other sources: **To be provided**

Water and drainage



Connected to mains water supply

Mains surface water drainage: **Yes**

Sewerage: **Connected to mains sewerage**

Heating

 Oil-powered central heating is installed.

To be provided

 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.

NAME	Standard
MAX DOWNLOAD	15 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	

DETAILS

NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	

DETAILS

NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	

DETAILS

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

PROVIDER **EE**

COVERAGE Great



DETAILS

PROVIDER **O2**

COVERAGE Great



DETAILS

PROVIDER **Three**

COVERAGE Great



DETAILS

PROVIDER **Vodafone**

COVERAGE Great



DETAILS

NTS Part C

Building safety issues

 **No**

Restrictions

 **To be provided**

Rights and easements

 **Title DN112700 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- The property benefits from rights to use drains, pipes, wires, and other service installations that run through neighbouring land, as well as the right to enter neighbouring land (with notice) to maintain or repair these services or boundary structures, provided no unnecessary damage is caused and any damage is made good. - The property has the right to support from neighbouring land, meaning the land and buildings must not be undermined by anything done on the neighbouring land. - The property has the right to keep and maintain any parts of the building (like gutters or foundations) that overhang or protrude under neighbouring land. - The property is also subject to similar rights in favour of neighbouring land, meaning neighbours may enter the property (with notice) to maintain their own services or structures, provided they do not cause unnecessary damage and repair any damage caused.

 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.

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



Moverly has certified this data

Accurate as of 8 Jul 2025

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

Contains HM Land Registry data © Crown copyright and database right 2022. This data is licensed under the Open Government Licence v3.0.