

### Address

Source: HM Land Registry

- ✓ **22 Sparkhays Drive**
- Totnes
- Devon
- TQ9 5LD
- UPRN: **10090536028**

### EPC

Source: GOV.UK

- ✓ Current rating: **B**
- Potential rating: **A**
- Current CO2: **1.5 tonnes**
- Potential CO2: **0.2 tonnes**
- Expires: **20 June 2027**
- 🔗 [View certificate on GOV.UK](#)
- 📄 [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 22 Sparkhays Drive, Totnes (TQ9 5LD).  
Title number DN701739.  
Absolute Freehold is the class of tenure held by HM Land Registry.
- 👤 Tenure marketed as: **Freehold**

### Local council

Source: Valuation Office Agency

- ✓ Council Tax band: **D**
- Authority: **South Hams District Council**

# NTS Part B

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## Construction

 **Standard construction**

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## Property type

 **End-terrace, House**

Floorplan: **To be provided**

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## Parking

 **Allocated, Driveway, Off Street**

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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

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

The system was installed on 1 Sept 2017.

 **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.

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NAME	Standard
MAX DOWNLOAD	15 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS 	

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NAME	Superfast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	
DETAILS 	

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NAME	Ultrafast
MAX DOWNLOAD	2000 Mb
MAX UPLOAD	2000 Mb
AVAILABILITY	
DETAILS 	

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# Mobile coverage

Source: Ofcom



PROVIDER EE

COVERAGE Great

SIGNAL STRENGTH

DETAILS

PROVIDER O2

COVERAGE Great

SIGNAL STRENGTH

DETAILS

PROVIDER Three

COVERAGE Great

SIGNAL STRENGTH

DETAILS

PROVIDER Vodafone

COVERAGE Great

SIGNAL STRENGTH

DETAILS

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## Building safety issues

 **No**

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## Restrictions

Source: HM Land Registry

 **Title DN701739 contains restrictions or restrictive covenants**

Here is a summary but a property lawyer can advise further: - Restriction requiring a certificate from Firstport Property Services No.4 Limited (or their conveyancer): No sale or other transfer of the property (other than a mortgage) may be registered unless Firstport Property Services No.4 Limited or their conveyancer signs a certificate confirming paragraph 3 of Part 4 of the Schedule to the Transfer dated 29 September 2017 has been complied with. (Plain English: you cannot register a sale or similar change of ownership without documentary confirmation from the named management/administration company that a particular condition in the 2017 transfer has been met.) - Restriction requiring written consent from the mortgagee (Barclays): No sale or other transfer may be registered without a written consent signed by whoever is the registered owner of the Barclays charge. (Plain English: the mortgage lender must give written permission before a transfer can be registered.) - Restrictive covenants from the Transfer dated 15 October 2013 (copy under DN499273) – the 2013 transfer contains promises limiting what the owner can do (for example common restrictions are limits on buildings, uses or fences). The register does not give the full wording; you must read the copy of that transfer to know the exact prohibitions. - Restrictive covenants from the Transfer dated 29 September 2017 (copy filed) – the 2017 transfer also contains covenants limiting use of the land. The register notes their existence but not the full terms; read the transfer for details. - Provisions in the transfers dealing with light or air and with boundary structures, and an express exclusion of section 62 of the Law of Property Act 1925 in both transfers. (Plain English: the 2017 and 2013 transfers include rules about protecting light or air to buildings and about who is responsible for boundary walls/fences. They also say that automatic rights that might otherwise pass with a sale under the 1925 law are excluded, so only the rights that are specifically written down in the transfer pass with the land.)

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## Rights and easements

 **Title DN701739 contains beneficial rights or easements**

Here is a summary but a property lawyer can advise further:- The land has the benefit of any legal easements granted by the Transfer dated 29 September 2017. (An easement is a right to use someone else's land in a particular way, for example a right of way, or a right for services to run across neighbouring land.) - The registered land is also subject to any rights reserved by the same deed. (Plain English: others may retain rights that affect this property, and those rights are set out in the 2017 transfer.) - The Charges Register notes the 2017 transfer contains provisions about the grant of rights in certain events. The register does not detail those rights – check the 29 September 2017 transfer to see exactly what rights are granted or reserved.

 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

 **None**

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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



**£310,000 (DN701739)**

Paid on 13 August 2018

The price stated to have been paid on 29 September 2017 was £310,000.

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## Loft access



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

#### Loft boarded No #### Loft insulated Yes #### Access details Loft hatch.

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## Outside areas



**Outside areas: Rear garden**

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## 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.**

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## Onward chain



**Onward chain**

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

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## Rentcharges



**Estate rentcharge**

There is an estate rentcharge payable on the property. The annual amount is £300. Freehold management services

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## **Moverly has certified this data**

Accurate as of 9 March 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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