



### Address

Source: HM Land Registry

 **Woodlands**  
**Greenhill**  
**East Allington**  
**Totnes**  
**Devon**  
**TQ9 7RD**  
  
UPRN: **100040299341**

### EPC


Source: GOV.UK


 Current rating: **F**  
Potential rating: **A**  
Current CO2: **8.4 tonnes**  
Potential CO2: **0.3 tonnes**  
Expires: **5 March 2028**  
[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 Woodlands, Greenhill, East Allington, Totnes (TQ9 7RD).  
Title number DN138744.  
Absolute Freehold is the class of tenure held by HM Land Registry.


 Tenure marketed as: **Freehold**

-  Council Tax band: **C**  
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

-  **Detached, Bungalow**  
Number of floors: **1**  
Floorplan: **To be provided**
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### Parking

-  **Garage, Driveway**
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### Electricity

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


### Water and drainage

-  **Connected to mains water supply**  
Mains surface water drainage: **Yes**  
Sewerage: **Connected to mains sewerage**
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## Heating

 **Oil-powered central heating is installed**

The system was installed at an unknown date.

 **Aga/Rayburn is 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	Standard
MAX DOWNLOAD	19 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	

DETAILS 

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NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	

DETAILS 

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NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
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 OK

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 DN138744 contains restrictions or restrictive covenants**


Here is a summary but a property lawyer can advise further: - The owner must not do anything on the property that causes a nuisance, damage, or annoyance to the neighbors. - The owner is not allowed to keep poultry or pigs on the property without written permission from the previous owner. - The property must only be used as a single private home. - No business or trade can be run from the property, and no advertisements or signs can be put up. - No buildings can be built between the road and the 'building line' shown on the plan, except for boundary walls, porches, or bay windows. - The owner is responsible for keeping the fence on the western boundary in good repair. - The owner cannot claim a legal right to 'light or air' if it would stop the neighbor from building on their land. - There is a standard legal restriction which means that if only one owner is left, they cannot sell or transfer the property alone without appointing a second person to help manage the sale money. This is common when people own a property together.

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## Rights and easements

 **Title DN138744 contains beneficial rights or easements**


Here is a summary but a property lawyer can advise further:- The property comes with a 'right of way', which allows the owner to drive or walk over the access road leading to the house. - The owner has the right to go onto the neighbor's land to the west to install or maintain drains and pipes. - The owner has the right to go onto the neighbor's land to the north to maintain the sewer system. - The neighbor and the previous owner have a right to enter this property to install or maintain utility services like water, gas, and electricity. - The neighbor has a right to use the part of the access road that is located within this property's boundaries.

 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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### 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: Front garden and 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: **A subsidence or structural fault issue has been disclosed.**  
conservatory. A surveyor will be able to provide more detail.
-  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.



### **Moverly has certified this data**

Accurate as of 16 April 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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