

Address

Source: HM Land Registry

- ✓ 6 Bidwell Road
- Dartington
- Totnes
- Devon
- TQ9 6TL
- UPRN: 10096316949

EPC

Source: GOV.UK

- ✓ Current rating: **A**
- Potential rating: **A**
- Current CO2: **0.2 tonnes**
- Potential CO2: **0.2 tonnes**
- Expires: **3 April 2034**
- 🔗 [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 6 Bidwell Road, Dartington, Totnes (TQ9 6TL).
Title number DN771437.
Absolute Freehold is the class of tenure held by HM Land Registry.
- 👤 Tenure marketed as: **Freehold**



Council Tax band: **F**

Authority: **South Hams District Council**

NTS Part B

Construction



Standard construction

Property type



Detached, House

Floorplan: **To be provided**

Parking



Driveway

Electric vehicle charging point: **Yes**

Electricity



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



Solar panels are installed

The panels are owned outright

Water and drainage



Connected to mains water supply

Mains surface water drainage: **Yes**

Sewerage: **Connected to mains sewerage**

Heating



Mains gas-powered central heating is installed

The system was installed on 6 Feb 2024.







Double glazing is installed



 **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.

NAME	Standard
MAX DOWNLOAD	6 Mb
MAX UPLOAD	0.8 Mb
AVAILABILITY	
DETAILS 	

NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	
DETAILS 	

NAME	Ultrafast
MAX DOWNLOAD	1800 Mb
MAX UPLOAD	900 Mb
AVAILABILITY	
DETAILS 	

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

Building safety issues

 **No**

Restrictions

Source: HM Land Registry


 **Title DN771437 contains restrictions or restrictive covenants**

Here is a summary but a property lawyer can advise further: - Restrictive covenants in the 2024 Transfer: These are 'do not' rules that limit how you can use the land or what you can build on it to protect the character of the area. - Management Company Restriction: You cannot sell or transfer the property without a certificate from Sawbridge Mills Management Company Ltd confirming that certain management rules and payments have been settled. - Lender's Consent: You cannot sell or change the ownership of the property without written permission from Santander UK PLC because they have a mortgage secured against the home.

Rights and easements


 **Title DN771437 contains beneficial rights or easements**

Here is a summary but a property lawyer can advise further:- The property benefits from legal rights (easements) created in documents dated 2014, 2020, 2022, and 2024. These usually include the right to use shared access ways or the right for utility pipes and cables to run under neighbouring land. - Rights regarding light and air: Provisions in the 2024 Transfer help ensure the property continues to receive natural light and airflow without being blocked by certain future neighbouring developments. - Boundary rights: The 2024 Transfer includes specific details about the ownership and maintenance of boundary structures like fences or walls.

 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.

 Flood defences: **Flood defences**

Flood defences are installed.

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**


A mining risk (other than coal mining) has been identified

Some potential non-coal mining risks have been identified (stone, metals) - a detailed search report can help to determine the impact.

Additional information

Price paid

Source: HM Land Registry

 **£724,995 (DN771437)**

Paid on 5 August 2024

The price stated to have been paid on 23 July 2024 was £724,995.

Loft access

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

Loft boarded No ##### Loft insulated Yes ##### Access details Loft hatch in the landing.

Outside areas

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

Onward chain



Onward chain

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

Rentcharges



Estate rentcharge

There is an estate rentcharge payable on the property. The annual amount is £406. There is an estate charge / rentcharge



Moverly has certified this data

Accurate as of 2 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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