

Address

Source: HM Land Registry

✓ 15 Crocadon Meadows
Halwell
Totnes
Devon
TQ9 7LH
UPRN: 10004742439

EPC

Source: GOV.UK

✓ Current rating: **C**
Potential rating: **B**
Current CO2: **2.4 tonnes**
Potential CO2: **0.8 tonnes**
EPC certificate number: **9132-3012-7209-2722-6204**
Expires: **16 January 2032**

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 Crocadon Meadows, Halwell, Totnes (TQ9 7LH).
Title number DN426293.
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: **C**
Authority: **South Hams District Council**

NTS Part B

Construction

👤 **Standard construction**

Property type

👤 **End-terrace, House**
Floorplan: **To be provided**

Parking

⚠️ **Driveway**
Dropped kerb access: **To be provided**

Electricity

👤 Mains electricity: **Mains electricity supply is connected**
Mains electricity supply: **Yes**

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**

Heating system: Mains gas-powered central heating

 **Double glazing is installed**

Other heating features: Double glazing

Broadband

Source: Ofcom

 **The property has Ultrafast broadband available**

Broadband speed: Ultrafast

Standard	5 Mb	0.7 Mb	
Superfast	Unavailable	Unavailable	
Ultrafast	300 Mb	300 Mb	

Mobile coverage

Source: Ofcom



	EE	Great	
	O2	Great	
	Three	Great	
	Vodafone	Great	

NTS Part C

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

 **Title DN426293 contains restrictions or restrictive covenants**

Restrictive covenants (Title DN426293): **Present**

Rights and easements

 **Title DN426293 contains beneficial rights or easements**

Here is a summary but a property lawyer can advise further:- The property has the benefit of legal rights (known as easements) granted in a 1999 Transfer document.

- There is a right for water, electricity, and waste to flow through pipes and wires under the land.
- The owner of the utilities has the right to enter the land to clean or repair pipes and wires, usually after giving notice.
- The local council has the right to maintain a sewer and a manhole on the land.
- The property is subject to certain rights kept by the previous owner when the land was sold in 1999.

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

 Private right of way through and/or across your house, buildings or land: **To be provided**

Flooding

-  Flood risk: **No flood risk has been identified**
Flood risk: No
-  Historical flooding: **History of flooding**
History of flooding: No
-  Storm, fire and flood damage: **To be provided**
-  Flood defences: **Flood defences**
Flood defences: Yes

Coastal erosion risk

-  **No coastal erosion risk has been identified**
Coastal erosion risk: No

Planning and development

-  **No**
Neighbour development: No

Listing and conservation

-  **Tree Preservation Order in place**

Accessibility

-  **None**

Mining

-  **No coal mining risk identified**
No mining risk (other than coal mining) identified

Additional information

Price paid

Source: HM Land Registry

-  **£320,000 (DN426293)**
Paid on 14 April 2022
The price stated to have been paid on 11 April 2022 was £320,000.

Loft access

-  **The property has access to a loft.**
Loft boarded
Yes
Loft insulated
Yes
Access details
Step ladder.

Outside areas

-  **Outside areas: Front garden, Rear garden, and Side 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.**
-  Wells, ditches and shafts: **To be provided**
- Damaged or exposed electrics: **To be provided**
- Damage to flooring or staircases: **To be provided**
- Known areas in poor condition: **To be provided**

Onward chain

-  **Onward chain**
This sale is dependent on completion of the purchase of another property.

Warranties and guarantees

-  New home warranty: **To be provided**
- Roofing work: **To be provided**
- Damp proofing treatment: **To be provided**
- Timber rot or infestation treatment: **To be provided**
- Central heating and plumbing: **To be provided**
- Double glazing: **To be provided**
- Electrical repair or installation: **To be provided**

Insurance claims

-  Insurance claims: **To be provided**

Other material issue

-  Other material issue: **To be provided**



Moverly has certified this data

Accurate as of 14 September 2026

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