

Address

Source: HM Land Registry

✔ **2 Beech Close**
Totnes
Devon
TQ9 5FJ
UPRN: **100040298111**

EPC

Source: GOV.UK

✔ Current rating: **E**
Potential rating: **B**
Current CO2: **4.6 tonnes**
Potential CO2: **1.8 tonnes**
EPC certificate number: **7139-2325-2000-0752-6292**
Expires: **16 May 2031**

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 Beech Close, Totnes (TQ9 5FJ).
Title number DN202421.
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: **B**
Authority: **South Hams District Council**

NTS Part B

Construction

🗉 **Standard construction**

Property type

🗉 **Semi-detached, Bungalow**
Number of floors: **1**
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

Room heaters only - no central heating system

Heating system: Room heaters only

Wood burner, Night storage, and Double glazing are installed




Other heating features: Wood burner, Night storage, and Double glazing

Broadband

Source: Ofcom

The property has Ultrafast broadband available

Broadband speed: Ultrafast

Standard	13 Mb	1 Mb	
Superfast	79 Mb	20 Mb	
Ultrafast	10000 Mb	10000 Mb	

Mobile coverage

Source: Ofcom



EE

OK



O2

Good



Three

Great



Vodafone

OK



NTS Part C

Building safety issues

No

Restrictions

Source: HM Land Registry

Title DN202421 contains restrictions or restrictive covenants

Restrictive covenants (Title DN202421): Present

Rights and easements


Title DN202421 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property benefits from legal rights (known as easements) granted in the 1986 Transfer, such as the right to use shared access paths or service infrastructure like pipes and cables.


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

 **No**

Accessibility

 **None**


Mining

 **No coal mining risk identified**

No mining risk (other than coal mining) identified

Additional information

Price paid


 **£171,000 (DN202421)**

Source: HM Land Registry

Paid on 6 November 2006

The price stated to have been paid on 1 September 2006 was £171,000.

Loft access

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

Loft boarded

Yes


Loft insulated

Yes







Access details

Loft space off one of the bedrooms.

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.**
-  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 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 £20. Yearly covenant payment of £20


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 1 June 2026

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