

## Address

Source: HM Land Registry

✓ **Gable Cottage**  
**Stoke Gabriel**  
**Totnes**  
**Devon**  
**TQ9 6RU**  
  
UPRN: **10004748625**

## EPC

Source: GOV.UK

✓ Current rating: **E**  
  
Potential rating: **C**  
  
Current CO2: **1.7 tonnes**  
  
Potential CO2: **0.8 tonnes**  
  
EPC certificate number: **3436-4728-6600-0975-5222**  
  
Expires: **1 September 2036**

## 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 Gable Cottage, Paignton Road, Stoke Gabriel, (TQ9 6RU). NOTE:-As to the part numbered one on the filed plan only the Ground Floor is included in the title.  
Title number DN129153.  
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

👤 **Non-standard construction**  
  
Stone cottage

## Property type

👤 **Mid-terrace, House**  
  
Number of floors: **2**  
  
Floorplan: **To be provided**

## Parking

⚠️ **None**  
  
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

**Night storage is installed**

Other heating features: Night storage

Broadband

Source: Ofcom

**The property has Superfast broadband available**

Broadband speed: Superfast

|           |             |             |             |
|-----------|-------------|-------------|-------------|
| Standard  | 21 Mb       | 1 Mb        | <div></div> |
| Superfast | 80 Mb       | 20 Mb       | <div></div> |
| Ultrafast | Unavailable | Unavailable | <div></div> |

Mobile coverage

Source: Ofcom

EE

OK

O2

Great

Three

OK

Vodafone

Great

NTS Part C

Building safety issues

**No**

Restrictions

**To be provided**

Rights and easements

Public right of way through and/or across your house, buildings or land: **Yes**

Access down shared walk way

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

- In a conservation area**  
Conservation area CONSAREA\_40A: Stoke Gabriel.

Accessibility

- None**

Mining

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

Additional information

Loft access

- The property has access to a loft.**  
**Loft boarded**  
No  
**Loft insulated**  
Yes  
**Access details**  
Loft Hatch.

Outside areas

- No outside areas are available**

## 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.

## 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 4 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.