

Address

Source: HM Land Registry

✓ 25 Droridge
Dartington
Totnes
Devon
TQ9 6JQ
UPRN: 100040299011

EPC

Source: GOV.UK

✓ Current rating: **D**
Potential rating: **C**
Current CO2: **4.1 tonnes**
Potential CO2: **3.5 tonnes**
EPC certificate number: **0300-2393-7680-2206-7555**
Expires: **10 August 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 25 DRORIDGE, DARTINGTON, TOTNES.
Title number DN314201.
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: **E**
Authority: **South Hams District Council**

NTS Part B

Construction

👤 **Standard construction**

Property type

👤 **Detached, Bungalow**
Number of floors: **1**
Floorplan: **To be provided**

Parking

⚠️ **Driveway, Garage, Off Street, Private**
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 and Wood burner are installed**
Other heating features: Double glazing and Wood burner

Broadband

Source: Ofcom

- The property has Ultrafast broadband available**
Broadband speed: Ultrafast
- | | | | |
|-----------|----------|----------|--|
| Standard | 5 Mb | 0.7 Mb | |
| Superfast | 61 Mb | 13 Mb | |
| Ultrafast | 10000 Mb | 10000 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 DN314201 contains restrictions or restrictive covenants**
Restrictive covenants (Title DN314201): **Present**

Rights and easements

- Title DN314201 contains beneficial rights or easements**
Here is a summary but a property lawyer can advise further:- The property is subject to rights for the previous owner or utility companies to run gas pipes, water pipes, drains, and electric cables under or over the land to serve other nearby properties. This includes the right to put up poles for electric cables, provided they fix any damage caused or pay for it.
- 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

Loft access

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

Outside areas

-  **Outside areas: Front garden, Side 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: **A subsidence or structural fault issue has been disclosed.**
Tree related subsidence, trees removed and all damage remedied by insurer. Certificate of compliance issued. A surveyor will be able to provide more detail.
-  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 12 August 2026

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