

Address

Source: HM Land Registry

✓ 29 Sparkhays Drive
Totnes
Devon
TQ9 5LD
UPRN: 10090536035

EPC

Source: GOV.UK

✓ Current rating: **B**
Potential rating: **A**
Current CO2: **1.1 tonnes**
Potential CO2: **-0.1 tonnes**
EPC certificate number: **9828-5070-7314-5213-2980**
Expires: **11 April 2027**

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 29 Sparkhays Drive, Totnes (TQ9 5LD).
Title number DN689784.
Absolute Freehold is the class of tenure held by HM Land Registry.
👤 Tenure marketed as: **Freehold**

Local council

🔔 **Council Tax**
Sorry, Council Tax information could not be collected. We'll try again shortly.

NTS Part B

Construction

👤 **Standard construction**

Property type

👤 **Semi-detached, House**
Number of floors: **2**
Floorplan: **To be provided**

Parking

❗ **Allocated**
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	15 Mb	1 Mb	
Superfast	Unavailable	Unavailable	
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 DN689784 contains restrictions or restrictive covenants

Restrictive covenants (Title DN689784): **Present**

Rights and easements

Title DN689784 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property benefits from legal rights (easements) granted in the June 2017 legal document. These are positive rights that allow the owner to use or access parts of nearby land or services.

- There is a provision for additional rights to be granted in the future under certain circumstances, as outlined in the June 2017 document.

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

-  **Level access, Wide doorways**

Mining

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

Additional information

Price paid

Source: HM Land Registry

-  **£259,950 (DN689784)**
Paid on 16 October 2017
The price stated to have been paid on 30 June 2017 was £259,950.

Loft access

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



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 £300. Cutting grass and maintaining roads and fences

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 25 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.