

Address

Source: HM Land Registry

 **41 Higher Westonfields****Totnes****Devon****TQ9 5QY**UPRN: **100040299582**

EPC

Source: GOV.UK

 Current rating: **D**Potential rating: **C**Current CO2: **3.6 tonnes**Potential CO2: **1.9 tonnes**EPC certificate number: **9300-2096-4200-2902-6031**Expires: **5 October 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 41 Higher Westonfields, Totnes (TQ9 5QY).

Title number DN283084.

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

 **Semi-detached, House**Floorplan: **To be provided**

Parking

 **Off Street, On Street**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	16 Mb	1 Mb	
Superfast	48 Mb	8 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 DN283084 contains restrictions or restrictive covenants

Restrictive covenants (Title DN283084): **Present**

Rights and easements

Title DN283084 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property benefits from and is subject to legal rights (easements) granted under the Housing Act 1985, as specified in a deed from May 1990.

- A previous owner and their successors have a right to use a one-inch water pipe that runs through the land to supply a nearby reservoir.

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

Source: HM Land Registry

-  **£365,242 (DN283084)**
Paid on 23 February 2023
The price stated to have been paid on 16 February 2023 was £365,242.

Loft access

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

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 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 October 2026

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