

Address

Source: HM Land Registry

- ✓ **14 Springhill Road**
- Totnes
- Devon
- TQ9 5RD
- UPRN: **100041202736**

EPC

Source: GOV.UK

- ✓ Current rating: **E**
- Potential rating: **B**
- Current CO2: **5.2 tonnes**
- Potential CO2: **1.6 tonnes**
- Expires: **4 December 2032**
- 🔗 [View certificate on GOV.UK](#)
- ⬇️ [Download EPC report](#)

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 14 Springhill Road, Totnes (TQ9 5RD).
Title number DN760864.
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: **D**
- Authority: **South Hams District Council**

NTS Part B

Construction

 **Standard construction**

Property type

 **Detached, Bungalow**

Floorplan: **To be provided**

Parking

 **Garage, Driveway**

Electricity

 Mains electricity: **Mains electricity supply is connected.**

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.**

The system was installed on 30 Jul 2023.

 **Double glazing and Wood burner are installed.**

 **The property has Ultrafast broadband available.**

The connection type is "FTTP (Fibre to the Premises)".

These are the fastest estimated speeds predicted in this area provided by Ofcom. Actual service availability at a property or speeds received may be different.

NAME	Standard
MAX DOWNLOAD	16 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	53 Mb
MAX UPLOAD	8 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	2000 Mb
MAX UPLOAD	2000 Mb
AVAILABILITY	
DETAILS	

Mobile coverage

Source: Ofcom



Actual services available may be different (data provided by Ofcom).

PROVIDER

EE

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

PROVIDER

O2

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

PROVIDER

Three

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

PROVIDER

Vodafone

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

NTS Part C

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

 **Title DN760864 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - Restrictive covenants in the Conveyance dated 22 February 1961 (copy filed). These are promises about how the land may or may not be used (for example limits on building, use of land, or changes). The title does not set out the exact wording here – you must read the 1961 deed to know the precise limits. - Provision as to boundary structures in the 1961 Conveyance. This means there are rules in that deed about walls, fences or other boundary features (for example who may build or maintain them, or maximum heights). The exact requirements are in the deed and should be checked. - The land is subject to any rights reserved by the 1961 Conveyance that affect the registered land. In plain English: the deed may give other people rights over parts of the land (for example rights of way or rights to services) which restrict what the owner can do. Check the 1961 Conveyance for details. - The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and an indemnity. This is a personal obligation on the current owner to comply with those covenants and to pay compensation if they fail to do so.

Rights and easements

 **Title DN760864 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- The land has the benefit of any legal easements granted by the Conveyance dated 22 February 1961. 'Easement' means a right to use someone else's land in a particular way (for example a right of way, or rights for drains or cables). The title does not list the specific easements here, so you need to read the 1961 Conveyance to see exactly what positive rights the property has.

 Public right of way through and/or across your house, buildings or land: **No**

Flooding

 Flood risk: **No flood risk has been identified.**

 Historical flooding: **History of flooding**
No history of flooding has been reported.

 Flood defences: **Flood defences**
Flood defences are installed.

Coastal erosion risk

 **No coastal erosion risk has been identified.**

Planning and 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

 **£412,500 (DN760864)**

Paid on 29 June 2023

The price stated to have been paid on 1 June 2023 was £412,500.

Loft access

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

The loft is insulated and unboarded and is accessed by: Through loft hatch in hallway

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.**

Onward chain

 **Onward chain**

This sale is dependent on completion of the purchase of another property.



Moverly has certified this data

Accurate as of 30 January 2026

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