

Address

Source: HM Land Registry

✓ **17 Crocadon Meadows**
Halwell
Totnes
Devon
TQ9 7LH
 UPRN: **10004742441**

EPC

Source: GOV.UK

✓ Current rating: **C**
 Potential rating: **C**
 Current CO2: **1.8 tonnes**
 Potential CO2: **1.7 tonnes**
 EPC certificate number: **0380-2622-8520-2096-6981**
 Expires: **12 February 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 17 Crocadon Meadows, Halwell, Totnes (TQ9 7LH).
 Title number DN425809.
 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

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

Parking

⚠️ **Driveway**
 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	5 Mb	0.7 Mb	
Superfast	Unavailable	Unavailable	
Ultrafast	300 Mb	300 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 DN425809 contains restrictions or restrictive covenants

Restrictive covenants (Title DN425809): Present

Rights and easements

✔ Title DN425809 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property has the benefit of certain rights (positive permissions) and is also subject to rights kept by others, as detailed in a Transfer dated 14 January 2000.

- There is a right for water, electricity, and sewage to pass through pipes and wires located under the land. This ensures the property and its neighbours stay connected to essential services.
- Utility workers have the right to enter the land to inspect, clean, or repair these pipes and wires, provided they give reasonable notice (except in emergencies).
- The owner of the neighbouring land has the right to move these utility pipes or wires to a different location on the property if they need to.
- The local council has a specific right to maintain a sewer pipe and a manhole located on the property. This is a standard arrangement for public drainage.

👤 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

👤 **Tree Preservation Order in place**

Accessibility

👤 **None**

Mining

✔ **No coal mining risk identified**

No mining risk (other than coal mining) identified

Additional information

Price paid


Source: HM Land Registry

✔ **£175,000 (DN425809)**


Paid on 27 August 2014

The price stated to have been paid on 15 August 2014 was £175,000.







Loft access

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

Outside areas

-  **Outside areas: 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.

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 16 June 2026

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

