

Address

Source: HM Land Registry

✔ **2 Riverwood**
Staverton
Totnes
Devon
TQ9 6NU

UPRN: **10090534067**

EPC

Source: GOV.UK

✔ Current rating: **C**

Potential rating: **B**

Current CO2: **1.9 tonnes**

Potential CO2: **0.6 tonnes**

EPC certificate number: **7404-3037-9204-9744-5204**

Expires: **29 April 2034**

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 2 Riverwood, Staverton, Totnes (TQ9 6NU).
Title number DN632874.
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

👤 **Semi-detached, House**

Number of floors: **1**

Floorplan: **To be provided**

Parking

⚠️ **Allocated, Private, Off 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: **Septic tank**

Private sewerage costs: **No associated costs**

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 Superfast broadband available

Broadband speed: Superfast

Standard	18 Mb	1 Mb	
Superfast	71 Mb	16 Mb	
Ultrafast	Unavailable	Unavailable	

Mobile coverage

Source: Ofcom



EE

OK



O2

Great



Three

Great



Vodafone

Good



NTS Part C

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

Title DN632874 contains restrictions or restrictive covenants


Restrictive covenants (Title DN632874): **Present**


Rights and easements

Title DN632874 contains beneficial rights or easements


Here is a summary but a property lawyer can advise further:- The property has the benefit of specific legal rights granted in a 1985 Conveyance and a 2013 Transfer. These are positive rights, such as the right to use access routes or utility pipes that might cross neighbouring land.

- The property is also subject to certain rights kept by previous owners, which may allow them to access the land for specific maintenance or utility purposes.


 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


 **£315,000 (DN632874)**

Source: HM Land Registry

Paid on 7 November 2016

The price stated to have been paid on 21 October 2016 was £315,000.










Loft access

 **The property does not have access to a loft.**

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 19 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.