

### Address

Source: HM Land Registry

- ✓ **2 Wall Park**
  - Totnes
  - Devon
  - TQ9 5FF
- UPRN: **100040302116**

### EPC

- 🔄 **Energy Performance Certificate**

We checked, and no Energy Performance Certificate was found for this property. We'll keep retrying so when one is registered, we'll fetch it.

## 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 Wall Park, Follaton, Totnes, (TQ9 5FF).

Title number DN168102.

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: **A**
  - Authority: **South Hams District Council**

## NTS Part B

---

## Construction

 **Standard construction**

---

## Property type

 **Semi-detached, Bungalow**

Floorplan: **To be provided**

---

## Parking

 **Garage**

---

## 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

 **Electricity-powered central heating is installed.**

The system was installed on 1 Jan 1996.




 **Double glazing is 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	<b>Standard</b>
MAX DOWNLOAD	9 Mb
MAX UPLOAD	0.9 Mb
AVAILABILITY	
DETAILS	
NAME	<b>Superfast</b>
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	
DETAILS	
NAME	<b>Ultrafast</b>
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

OK

SIGNAL STRENGTH



DETAILS

---

PROVIDER

**Three**

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

---

PROVIDER

**Vodafone**

COVERAGE

OK

SIGNAL STRENGTH



DETAILS

---

# NTS Part C

---

## Building safety issues

 **No**

---

## Restrictions

Source: HM Land Registry

 **Title DN168102 contains restrictions or restrictive covenants.**


Here is a summary but a property lawyer can advise further: - Restrictive covenants in the Transfer dated 8 October 1984 (original filed). The register does not list the full wording, but the transfer is recorded as containing restrictive promises that limit what the owner may do with the land. The same transfer also contains provisions about light or air and about boundary structures. In plain English: there are binding promises in that transfer which may prevent certain types of building, changes to boundaries (for example rebuilding or altering walls or fences), or other uses that would affect neighbours' light or air. You must read the original transfer to know the exact limits and any exceptions.

---

## Rights and easements

 **Title DN168102 contains beneficial rights or easements.**


Here is a summary but a property lawyer can advise further:- The title says the land has the benefit of rights granted by, and is subject to rights reserved by, the Transfer dated 8 October 1984 (original filed). The register does not detail those rights. In plain English: there are positive rights in favour of this land (for example things like use of a path or access to services) and there are rights that others keep (for example someone else's right to pass over part of the land). You should check the Transfer for the exact rights granted and reserved.

 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

 Level access

---

## Mining

 No coal mining risk identified


No mining risk (other than coal mining) identified

---

## Additional information

---

### Loft access

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

The loft is insulated and boarded and is accessed by: Ladder

---

### Outside areas

 **Outside areas: Side 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 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 £20. Covenant £20 pa



### Moverly has certified this data

Accurate as of 19 February 2026

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