

## Address

Source: HM Land Registry

✔ **3 Sparkhays Drive**  
**Totnes**  
**Devon**  
**TQ9 5LD**  
UPRN: **10090536010**

## EPC

Source: GOV.UK

✔ Current rating: **B**  
Potential rating: **A**  
Current CO2: **1.7 tonnes**  
Potential CO2: **0.5 tonnes**  
EPC certificate number: **8858-7232-6689-2183-7996**  
Expires: **16 December 2028**

## 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 3 Sparkhays Drive, Totnes (TQ9 5LD).  
Title number DN719778.  
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: **E**  
Authority: **South Hams District Council**

## NTS Part B

## Construction

👤 **Standard construction**

## Property type

👤 **Detached, House**  
Number of floors: **3**  
Floorplan: **To be provided**

## Parking

⚠ **Driveway, Garage**  
Dropped kerb access: **To be provided**  
Electric vehicle charging point: **Yes**

## 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 1 Dec 2018.




### Double glazing is installed

## Broadband

Source: Ofcom

### The property has Ultrafast broadband available

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

|           |             |             |   |
|-----------|-------------|-------------|---|
| Standard  | 15 Mb       | 1 Mb        |  |
| Superfast | Unavailable | Unavailable |  |
| Ultrafast | 2000 Mb     | 2000 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 DN719778 contains restrictions or restrictive covenants

Here is a summary but a property lawyer can advise further:


- The owner cannot sell or transfer the property (except for a mortgage) without a certificate from Firstport Property Services No. 4 Limited. This is a common administrative step to ensure that management company rules have been followed.
- There are restrictive covenants (legal rules that prevent certain activities) contained in a 2013 Transfer involving the previous owners and the developer, Linden Limited.
- There are further restrictive covenants in a 2018 Transfer between the developer and the current owner. These are standard rules often found on newer estates to maintain the character of the neighbourhood.
- The property is subject to certain rights kept (reserved) by the developer in the 2018 Transfer, which may allow them to access the land for specific purposes like maintenance.


## Rights and easements

### Title DN719778 contains beneficial rights or easements


Here is a summary but a property lawyer can advise further:- The property has the benefit of legal rights (easements) granted in the 2018 Transfer, such as the right to use shared services or access ways.


- There are legal provisions regarding the right to receive light and air, and rules defining who is responsible for maintaining boundary structures like fences or walls.
- The property includes a provision that prevents certain automatic legal rights from being created, ensuring only the specific rights listed in the deeds apply.
- The property has the benefit of additional rights that may be granted in specific circumstances as outlined in the 2018 Transfer.

 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**

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

 Storm, fire and flood damage: **To be provided**

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

## Coastal erosion risk

 **No coastal erosion risk has been identified**

## Planning and development

 **Yes**

Development of nearby Care Home.  
Application number: 4021/21/VAR

Neighbour development: **No**

## Listing and conservation

 **No**

## Accessibility

 **Ramped access**


## Mining

 **No coal mining risk identified**

**No mining risk (other than coal mining) identified**

## Additional information














### Price paid

 **£375,000 (DN719778)**

Source: HM Land Registry

Paid on 16 October 2019

The price stated to have been paid on 19 December 2018 was £375,000.

|                           |  |
|---------------------------|--|
| Loft access               | <p> <b>The property has access to a loft.</b></p> <p><b>Loft boarded</b></p> <p>Yes</p> <p><b>Loft insulated</b></p> <p>Yes</p> <p><b>Access details</b></p> <p>Via loft hatch.</p>  |
| Outside areas             | <p> <b>Outside areas: Rear garden</b></p>   |
| Specialist issues         | <p> Asbestos: <b>No asbestos has been disclosed.</b></p> <p> Japanese Knotweed: <b>No Japanese knotweed has been disclosed.</b></p> <p> Ongoing health or safety issue: <b>No ongoing health or safety issue has been disclosed.</b></p> <p> Subsidence or structural fault: <b>No subsidence or structural fault has been disclosed.</b></p> <p> Dry rot, wet rot or damp: <b>No dry rot has been disclosed.</b></p> <p> Wells, ditches and shafts: <b>To be provided</b></p> <p>Damaged or exposed electrics: <b>To be provided</b></p> <p>Damage to flooring or staircases: <b>To be provided</b></p> <p>Known areas in poor condition: <b>To be provided</b></p> |
| Onward chain              | <p> <b>Onward chain</b></p> <p>This sale is dependent on completion of the purchase of another property.</p>  |
| Rentcharges               | <p> <b>Estate rentcharge</b></p> <p>There is an estate rentcharge payable on the property. The annual amount is £300.</p> <p>Service charge</p>   |
| Warranties and guarantees | <p> New home warranty: <b>To be provided</b></p> <p>Roofing work: <b>To be provided</b></p> <p>Damp proofing treatment: <b>To be provided</b></p> <p>Timber rot or infestation treatment: <b>To be provided</b></p> <p>Central heating and plumbing: <b>To be provided</b></p> <p>Double glazing: <b>To be provided</b></p> <p>Electrical repair or installation: <b>To be provided</b></p>   |
| Insurance claims          | <p> Insurance claims: <b>To be provided</b></p>   |
| Other material issue      | <p> Other material issue: <b>To be provided</b></p>   |



**Moverly has certified this data**

Accurate as of 6 May 2026

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

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