

## 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

🕒 **Council Tax**  
Sorry, Council Tax information could not be collected. We'll try again shortly.

## 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


✔ **£175,000 (DN425809)**

Source: HM Land Registry


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 29 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.

