

### Address

Source: HM Land Registry

 **Normandy Cottage**

Blackawton

Totnes

Devon

**TQ9 7BN**

UPRN: **10004746485**

### EPC

Source: GOV.UK

 Current rating: **E**

Potential rating: **D**

Current CO<sub>2</sub>: **4.4 tonnes**

Potential CO<sub>2</sub>: **2.5 tonnes**

Expires: **23 June 2032**

 [View certificate on GOV.UK](#)

 [Download EPC report](#)

## 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 Normandy Cottage, Chapel Street, Blackawton, Totnes.

Title number DN120665.

Absolute Freehold is the class of tenure held by HM Land Registry.

 Tenure marketed as: **Freehold**



Council Tax band: **C**

Authority: **South Hams District Council**

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## NTS Part B

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### Construction



**Non-standard construction**

Includes a flat roof

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### Property type



**End-terrace, House**

Floorplan: **To be provided**

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### Parking



**Off Street**

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### Electricity



Mains electricity: **Mains electricity supply is connected.**

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### Water and drainage



**Connected to mains water supply**

Mains surface water drainage: **No**

Sewerage: **Connected to mains sewerage**

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## Heating

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

The system was installed at an unknown date.

-  **Wood burner, Underfloor heating, and Double glazing are installed.**

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 **The property has Superfast broadband available.**

The connection type is "FTTC (Fibre to the Cabinet)".

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	Standard
MAX DOWNLOAD	15 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
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

Great

SIGNAL STRENGTH



DETAILS

PROVIDER

**Three**

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

PROVIDER

**Vodafone**

COVERAGE

Good

SIGNAL STRENGTH



DETAILS

# NTS Part C

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## Building safety issues

 **No**

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## Restrictions

 **To be provided**

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## Rights and easements

 **Title DN120665 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- The land is subject to rights reserved by the Transfer dated 1 September 1981 (between Victor James Wilding & Judith Wilding and Michael John Butten). Plain English: the property must allow someone else to use or do something on or over it because the 1981 transfer kept certain rights for another party. The register does not set out the detail – look at the original transfer to see what those rights are and who can use them. - The land both has the benefit of rights reserved by, and is subject to rights granted by, the Transfer dated 8 November 2002 (between Joantham Heward Gibson & Mark Crieghton Gibson and Ribwater Limited). Plain English: part of that 2002 transfer gives this property the ability to use certain rights ("benefit of"), and part of it requires this property to allow other people to use certain rights over it ("subject to"). The register refers to parts of the plan tinted pink (and to the original filed document under DN471461) – you must read the 2002 transfer and the filed plan to know exactly what those rights are and who holds them.

 Public right of way through and/or across your house, buildings or land: **No**

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## 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.**

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## Planning and development

 **No**

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## Listing and conservation

 **No**

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## Accessibility

 **None**

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## Mining

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

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## Additional information

### Price paid

Source: HM Land Registry

 **£520,000 (DN120665)**  
 Paid on 5 March 2024  
The price stated to have been paid on 28 February 2024 was £520,000.

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### Loft access

 **The property has access to a loft.**  
 The loft is insulated and unboarded and is accessed by: Hatch and folding ladder

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### Outside areas

 **Outside areas: Rear garden and Side garden.**

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## Specialist issues

-  Asbestos: **No asbestos has been disclosed.**
-  Japanese Knotweed: **It is not known if japanese knotweed is present.**  
A surveyor will be able to provide more detail.
-  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.**

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## Onward chain

-  **Onward chain**  
This sale is not dependent on completion of the purchase of another property.



**Moverly has certified this data**

Accurate as of 1 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.

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