

Address

Source: HM Land Registry

✓ **13 Castle Court**
Totnes
Devon
TQ9 5PD
UPRN: **10004742659**

EPC

Source: GOV.UK

✓ Current rating: **E**
Potential rating: **B**
Current CO2: **5.6 tonnes**
Potential CO2: **2.2 tonnes**
EPC certificate number: **2328-9923-6279-6431-5954**
Expires: **21 November 2029**

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 13 Castle Court, Totnes (TQ9 5PD). NOTE: As to the part edged and numbered 3 in blue on the title plan only the first floor is included in the title.
Title number DN743402.
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

👤 **Non-standard construction**
All windows are wooden in keeping with the style in Castle Court

Property type

👤 **Semi-detached, House**
Floorplan: **To be provided**

Parking

⚠️ **Allocated, Off Street, Communal, Private**
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

 **No heating system is installed**
Heating system: **None**

 **Night storage is installed**
Other heating features: **Night storage**

Broadband

Source: Ofcom

 **The property has Superfast broadband available**
Broadband speed: **Superfast**

Standard	16 Mb	1 Mb	
Superfast	80 Mb	20 Mb	
Ultrafast	Unavailable	Unavailable	

Mobile coverage

Source: Ofcom



	EE	Great	
	O2	Great	
	Three	Great	
	Vodafone	Good	

NTS Part C

Building safety issues

 **Yes**
Defects or hazards:
No remedial work required or defects or hazards but a battery smoke alarm needs to be fitted
Work already done: **NA**
Work to be done: **NA**
Potential cost: **£15**
Impact on the ability to reside at the property: **No**

Restrictions

Source: HM Land Registry

 **Title DN743402 contains restrictions or restrictive covenants**
Restrictive covenants (Title DN743402): **Present**

Rights and easements



Title DN743402 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- Right to pass and repass (with or without vehicles) over the roadway at the front/forecourt of the estate, as confirmed by the Deed of Grant dated 14 February 1996 (registered 24.04.1997). The roadway itself is outside this title but the right affects access.

- The land has the benefit of any legal easements granted by the Transfer dated 28 June 2021 (copy filed) – your conveyancer should check that transfer to see what positive rights (for example rights of way, services, or access) were granted to this title.
- Parts of the land are subject to rights granted by leases originally made out of the title (see the schedule of leases). Leaseholders may have express rights under those leases (for example to use shared areas or pass over certain parts).



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



In a conservation area

Conservation area CONSAREA_44A: Totnes.

Accessibility



None

Mining



No coal mining risk identified

No mining risk (other than coal mining) identified

Additional information

Price paid

Source: HM Land Registry



£750 (DN743402)

Paid on 9 September 2021

The price stated to have been paid on 28 June 2021 was £750.

Loft access

-  The property has access to a loft.
 - Loft boarded**
 - Yes
 - Loft insulated**
 - Yes
 - Access details**
 - Through a hatch in the bedroom.

Outside areas

-  **No outside areas are available**

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 12 October 2026

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

