

## Address

Source: HM Land Registry

 **4 Priory Gardens****Totnes****Devon****TQ9 5HT****UPRN: 10004743108**

## EPC

Source: GOV.UK

 Current rating: **C**Potential rating: **B**Current CO2: **3.2 tonnes**Potential CO2: **1.8 tonnes**Expires: **7 October 2034** [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 Knowstone, 4 Priory Gardens, Totnes (TQ9 5HT).

Title number DN305559.

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

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## Construction

-  Standard construction

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## Property type

-  Semi-detached, House

Floorplan: To be provided

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## Parking

-  Garage, Driveway

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## Electricity

-  Mains electricity: Mains electricity supply is connected.

-  Solar panels are installed.

The panels are owned outright

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## Water and drainage

-  Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

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## Heating

-  Mains gas-powered central heating is installed.

The system was installed at an unknown date.

-  Double glazing and Air source heat pump are installed.

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 **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	Standard
MAX DOWNLOAD	17 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	78 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
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

Great

SIGNAL STRENGTH



DETAILS

PROVIDER

**Three**

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

PROVIDER

**Vodafone**

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

# NTS Part C

## Building safety issues



No

## Restrictions

Source: HM Land Registry

### **Title DN305559 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - B Register restriction (entry requires consent of the proprietor of the 10 October 2019 charge): No transfer or other dealing affecting the registered title may be registered without a written consent signed by the holder of the charge dated 10 October 2019 in favour of Pure Retirement Limited. - Charge-related restriction (requires consent of LT Mortgage Financing Limited): No transfer or other dealing by the proprietor of the registered charge dated 10 October 2019 is to be registered without written consent signed by LT Mortgage Financing Limited (Co. Regn. No. 9444756) of The Post Building, 100 Museum Street, London WC1A 1PB (email [enquiries@ltmortgagefinancing.com](mailto:enquiries@ltmortgagefinancing.com)). - Restrictive covenant from Deed dated 30 March 1932: The register records that a deed of 30 March 1932 contains a restrictive covenant affecting the land. The register does not set out the covenant wording; the original deed must be inspected to see the exact restriction(s).

## Rights and easements

### **Title DN305559 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- The register states the land "has the benefit of the rights granted by but is subject to the rights reserved by the Deed dated 30 March 1932" (see Charges Register). The register does not describe those rights in detail; inspect the 1932 deed to learn what rights (for example, a right of way, drains, or similar) are granted or reserved.

### Public right of way through and/or across your house, buildings or land: **Yes**

Right of way on edge of boundary.

## 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

### Loft access

-  **The property has access to a loft.**
  - The loft is insulated and boarded and is accessed by: Ladder

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### Outside areas

-  **Outside areas: Front garden and Rear garden.**

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## 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.**

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## Onward chain

- 👤 **Onward chain**

This sale is dependent on completion of the purchase of another property.



### **Moverly has certified this data**

Accurate as of 21 January 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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