Material Information Certificate

Address Source: HM Land Registry	**4 Woodland Road** **Harbertonford** **Totnes** **Devon** **TQ9 7SX** UPRN: **100041203709**
EPC Source: GOV.UK	Current rating: **D** Potential rating: **B** Current CO2: **2.9 tonnes** Potential CO2: **0.9 tonnes** EPC certificate number: **3139-7325-2000-0983-6292** Expires: **16 May 2031**

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 4 Woodland Road, Harbertonford, Totnes (TQ9 7SX). Title number DN143910. 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** Floorplan: **To be provided**
Parking	**On Street**
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

Room heaters only - no central heating system

Heating system: Room heaters only

Wood burner and Double glazing are installed

Other heating features: Wood burner and Double glazing

Broadband

Source: Ofcom

The property has Superfast broadband available

Broadband speed: Superfast

Standard	4 Mb	0.5 Mb	✓
Superfast	80 Mb	20 Mb	✓
Ultrafast	Unavailable	Unavailable	✗

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 undefined contains restrictions or restrictive covenants

Restrictive covenants (Title undefined): Present

Rights and easements

Title undefined contains beneficial rights or easements

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

- The property has a right to pass and repass at all times and for all purposes along the covered passage and the parts of the pathway shown on the filed plan. This right is shared with others who have the same right.
- The property may also benefit from other rights over adjoining land that have historically been used in connection with it.
- Owners and occupiers of neighbouring land have rights for water and soil to pass through the drains, sewers and pipes under the property. They may enter the property to clean, repair or renew them, must keep damage to a minimum, make good the surface without unnecessary delay and compensate for damage caused.
- Owners and occupiers of adjoining properties may also have other rights over parts of the property that have historically been used or enjoyed.

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

Flooding

Flood risk: **A flood risk has been identified**

Flood risk: A potential risk has been identified

Historical flooding: **History of flooding**

History of flooding: No

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_18: Harbertonford.

Accessibility

None

Mining

No coal mining risk identified

No mining risk (other than coal mining) identified

Additional information

Price paid

Source: HM Land Registry

£230,000 (undefined)

Paid on 15 August 2025

The price stated to have been paid on 15 August 2025 was £230,000.

Loft access	**The property has access to a loft.** **Loft boarded** Yes **Loft insulated** No **Access details** Via a secure hatch above the second bedroom.
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.**
Onward chain	**Onward chain** This sale is not dependent on completion of the purchase of another property.

Moverly has certified this data

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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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