

Address

Source: HM Land Registry

✔ **Laura House**
Belmont Terrace
Totnes
Devon
TQ9 5QB

UPRN: **10093772770**

EPC

🕒 **Energy Performance Certificate**
We checked, and no Energy Performance Certificate was found for this property. We'll keep retrying so when one is registered, we'll fetch it.

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 Laura House, Belmont Terrace, Totnes, TQ9 5QB.
Title number DN404294.
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: **H**
Authority: **South Hams District Council**

NTS Part B

Construction

👤 **Standard construction**

Property type

👤 **Detached, House**
Floorplan: **To be provided**


Parking

🚫 **Communal**
Disabled parking: **Yes**
Controlled parking zone: **Yes**
Parking permit cost: **To be provided**
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

 **To be provided**

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

 **No**

Restrictions

Source: HM Land Registry

 **Title DN404294 contains restrictions or restrictive covenants**


Restrictive covenants (Title DN404294): **Present**


Rights and easements

Title DN404294 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The electricity company has the right to install and maintain wires, poles, and underground cables on the property.

- The electricity company and its workers have the right to enter the property with vehicles and equipment to inspect or repair their infrastructure. They must give reasonable notice unless it is an emergency.
- The electricity company has the right to trim or cut back any trees or hedges that interfere with the power lines or equipment.
- The neighboring land owner has the right to build on their land even if those buildings block light or air from reaching this property.
- The neighboring land has the right to use the drains and service pipes that run underneath this property.

 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

 **No**

Accessibility

 **Lift access, Level access, Wide doorways**

Mining


No coal mining risk identified

A mining risk (other than coal mining) has been identified

A potential non-coal mining risk has been identified - a detailed search report can help to determine the impact.

Additional information







Loft access

-  **The property has access to a loft.**
 - Loft boarded**
 - No
 - Loft insulated**
 - Yes
 - Access details**
 - Probably a loft hatch - can't recall exactly.

Outside areas

-  **Outside areas: Front garden, Rear garden, and Communal 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 22 June 2026

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

