



Address

Source: HM Land Registry

 **8 Queens Terrace**
Totnes
Devon
TQ9 5JQ
UPRN: **10004749093**

EPC

Source: GOV.UK

 Current rating: **E**
Potential rating: **D**
Current CO2: **5.8 tonnes**
Potential CO2: **4.5 tonnes**
Expires: **1 September 2035**
[View certificate on GOV.UK](#)
[Download EPC report](#)

NTS Part A

Tenure

Source: HM Land Registry



Freehold for DN82437

The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Upper Kistor House, 8 Queens Terrace, Totnes (TQ9 5JQ). NOTE: Only the maisonette is included in the title.

Title number DN489689.

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

Leasehold for DN489689

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Kistor House, Station Road, Totnes, (TQ9 5JQ).

Title number DN82437.

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



Tenure marketed as: **Leasehold**

Local council



Council Tax

Sorry, Council Tax information could not be collected. We'll try again shortly.

Lease length

Source: HM Land Registry



103 years remaining

Started in 2003 with a lease of 125 years.

Ground rent

Provided by vendor



£25 a year

Not subject to increase

Service charge



To be provided

NTS Part B

Construction

 **Standard construction**

Property type

 **End-terrace, House**

Floorplan: **To be provided**

Parking

 **Allocated**

Electricity

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

 Solar panels: **No**

Other sources: **To be provided**

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.**




The system was installed at an unknown date.

 **Double glazing is installed.**

 **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	16 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	10000 Mb
MAX UPLOAD	10000 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

Good

SIGNAL STRENGTH



DETAILS

PROVIDER

Three

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

PROVIDER

Vodafone

COVERAGE

OK

SIGNAL STRENGTH



DETAILS

NTS Part C

Building safety issues

 No

Restrictions

Source: HM Land Registry

 **Title DN489689 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - A restriction is in place so that the property cannot be sold or transferred (except for taking out a mortgage) unless Julie Marie Ollis, or her conveyancer, certifies that the terms of the contract dated 24 November 2003 have been followed. - There are restrictive covenants from a 1903 deed, but the details are not available as the original document was not produced when the property was first registered.

Title DN82437 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - A deed from 27 July 1903 contains restrictions on what can be done with the property, but the details are not available as the original document was not provided when the property was first registered.


Rights and easements

 **Title DN82437 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- The property has the right to walk on foot over certain neighbouring land (shown on the plan) to access the property, but this right is shared with others who can also use the same path. - The property benefits from any legal rights (such as access or use of services) that were kept when part of the land was transferred out in 2016, but may also be subject to any rights given to others in that transfer.

Title DN489689 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property benefits from any legal rights or easements granted by the lease, such as rights of way or access, but is also subject to any rights reserved by the lease. The specific details are not listed, but these are standard for leasehold properties.

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

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

 **Coastal erosion impact**

Indicative Coastal Erosion analysis has been completed.

Planning and development

 **Yes**

1047/20/VAR

2527/19/VAR

56/2244/14/F

56/0129/13/BT

Listing and conservation

 **No**

Accessibility

 **None**

Mining

 **No coal mining risk identified**

No mining risk (other than coal mining) identified

Additional information

Price paid

Source: HM Land Registry



£250,000 (DN82437)

Paid on 1 February 2002

The price stated to have been paid on 9 January 2002 was £250,000.

£60,000 (DN489689)

Paid on 18 December 2003

The price, other than rents, stated to have been paid on the grant of the lease was £60,000.

Loft access



The property does not have access to a loft.

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.**

Onward chain



Onward chain

This sale is not dependent on completion of the purchase of another property.

Managing agent



Managed by freeholder

Ezmedora@gmail.com



Moverly has certified this data

Accurate as of 5 September 2025

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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