

Address

Source: HM Land Registry

✔ **35 Plymouth Road**
Totnes
Devon
TQ9 5LX
UPRN: **100040300844**

EPC

Source: GOV.UK

✔ Current rating: **C**
Potential rating: **B**
Current CO2: **3.4 tonnes**
Potential CO2: **2 tonnes**
EPC certificate number: **0098-1011-6232-9371-6920**
Expires: **7 February 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 35 Plymouth Road, Totnes (TQ9 5LX).
Title number DN84832.
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: **D**
Authority: **South Hams District Council**

NTS Part B

Construction

👤 **Non-standard construction**
Flat roof on rear extension and loft conversion

Property type

👤 **End-terrace, House**
Number of floors: **2**
Floorplan: **To be provided**

Parking

⚠️ **On Street**
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

Double glazing is installed

Other heating features: Double glazing

Broadband

Source: Ofcom

The property has Ultrafast broadband available

Broadband speed: Ultrafast

Standard	14 Mb	1 Mb	
Superfast	51 Mb	8 Mb	
Ultrafast	2000 Mb	2000 Mb	

Mobile coverage

Source: Ofcom



EE

Great



O2

Good



Three

Great



Vodafone

OK



NTS Part C

Building safety issues

No

Restrictions

Source: HM Land Registry

Title DN84832 contains restrictions or restrictive covenants

Restrictive covenants (Title DN84832): Present

Rights and easements

✔ Title DN84832 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property has the benefit of specific legal rights granted in a 1937 document.

- The fences and walls between this property and the neighbouring plots (numbers 14 and 16) are 'party walls'. This means they are shared, and the responsibility for repairing them is split between the neighbours.
- Utility companies and neighbours have the right to run pipes and cables (for water, gas, and electricity) under the land and enter the property to fix them, provided they repair any damage they cause.
- There is a right for a gas main to be laid and maintained on the land under an agreement from 1937.
- There is a right for electricity cables and poles to be placed on or over the land for the purpose of supplying the area, including access for repairs.

👤 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

👤 **None**

Mining

✔ **No coal mining risk identified**

No mining risk (other than coal mining) identified

Additional information

Price paid


Source: HM Land Registry

✔ **£365,000 (DN84832)**

Paid on 30 May 2019

The price stated to have been paid on 24 May 2019 was £365,000.

Loft access

 The property has access to a loft.

Loft boarded

Yes


Loft insulated

Yes

Access details

It is a converted room. Eaves storage space only.


Outside areas

 **Outside areas: Front garden and 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.**

 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 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 20 May 2026

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

