

Address

Source: HM Land Registry

✓ **Baytree Cottage**
Stoke Gabriel
Totnes
Devon
TQ9 6RU

UPRN: **10008910105**

EPC

Source: GOV.UK

✓ Current rating: **E**

Potential rating: **B**

Current CO2: **1.5 tonnes**

Potential CO2: **0.6 tonnes**

EPC certificate number: **0350-2795-4680-2726-7571**

Expires: **25 August 2036**

NTS Part A

Tenure

Source: HM Land Registry

✓ **Freehold for DN129153**

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Bay Tree Cottage, Paignton Road, Stoke Gabriel, (TQ9 6RU). NOTE 1:-As to the part numbered one on the filed plan the ground floor is excluded from the title.
Title number DN252344.
Absolute Freehold is the class of tenure held by HM Land Registry.

Freehold for DN252344

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Gable Cottage, Paignton Road, Stoke Gabriel, (TQ9 6RU). NOTE:-As to the part numbered one on the filed plan only the Ground Floor is included in the title.
Title number DN129153.
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: **C**

Authority: **South Hams District Council**

NTS Part B

Construction

👤 **Non-standard construction**

Stone cottage

Property type

👤 **Mid-terrace, House**

Number of floors: **2**

Floorplan: **To be provided**

Parking

 Driveway

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

 **No heating system is installed**
Heating system: **None**

 **Night storage is installed**
Other heating features: **Night storage**

Broadband

Source: Ofcom

 **The property has Ultrafast broadband available**
Broadband speed: **Ultrafast**

Standard	21 Mb	1 Mb	
Superfast	80 Mb	20 Mb	
Ultrafast	1800 Mb	220 Mb	

Mobile coverage

Source: Ofcom

	EE	OK	
	O2	Great	
	Three	OK	
	Vodafone	Great	

NTS Part C

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

 **Title DN252344 contains restrictions or restrictive covenants**
Restrictive covenants (Title DN252344): **Present**

Rights and easements



Title DN252344 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property has a right of way on foot over the passage leading to The Barnhay, allowing the owner to walk across this area to reach the street.



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

Neighboring cottage have the right to park on driveway



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



In a conservation area

Conservation area CONSAREA_40A: Stoke Gabriel.

Accessibility



None

Mining



No coal mining risk identified

No mining risk (other than coal mining) identified

Additional information

Loft access



The property has access to a loft.

Loft boarded

No

Loft insulated

Yes

Access details

Loft hatch.

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.**
-  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 27 August 2026

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