

### Address

Source: HM Land Registry

- ✓ **7 Copland Meadows**
  - Totnes
  - Devon
  - TQ9 6ER
  - UPRN: **100041203607**

### EPC

Source: GOV.UK

- ✓ Current rating: **D**
  - Potential rating: **C**
  - Current CO2: **4.3 tonnes**
  - Potential CO2: **2.4 tonnes**
  - Expires: **19 July 2032**
  - 🔗 [View certificate on GOV.UK](#)
  - 📄 [Download EPC report](#)

## 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 7 Copland Meadows, Totnes.
  - Title number DN230822.
  - 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: **E**
  - Authority: **South Hams District Council**

# NTS Part B

---

## Construction

 **Standard construction**

---

## Property type

 **Semi-detached, House**

Floorplan: **To be provided**

---

## Parking

 **Driveway**

Controlled parking zone: **Yes**

---

## Electricity

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

---

## 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 and Wood burner are 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 | 74 Mb   |
| MAX UPLOAD   | 20 Mb   |
| AVAILABILITY |  |
| DETAILS      | ▼   |

---

|              |   |
|--------------|---|
| NAME         | Ultrafast   |
| MAX DOWNLOAD | 1800 Mb   |
| MAX UPLOAD   | 220 Mb  |
| AVAILABILITY |  |
| DETAILS      | ▼   |

---

# Mobile coverage

Source: 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 Great

SIGNAL STRENGTH

DETAILS

---

## Building safety issues

 **No**

---

## Restrictions

Source: HM Land Registry

 **Title DN230822 contains restrictions or restrictive covenants**

Here is a summary but a property lawyer can advise further: - From the Conveyance dated 5 February 1981: (1) The land must be used only for residential purposes. This means you cannot run or change the property to a non-residential use (for example, a shop or industrial activity) without likely breaching the covenant. - From the Conveyance dated 5 February 1981: (2) A positive obligation to keep the Devon Bank and the trees on the southern boundary in good repair and not allow them to become dangerous or untidy. In plain terms, the owner must maintain that bank and trees; failing to do so could be a breach and a neighbour or the covenant holder could require you to fix it. - From the Transfer dated 31 December 1987: The transfer contains additional restrictive covenants and also contains agreements and declarations. The charges register notes these covenants but does not set them out in full on the register – a copy of the transfer is held with the title (see note 'Copy in Certificate'). You should inspect that transfer to see the exact limits (for example any building, boundary or use restrictions) before buying.

---

## Rights and easements

 **Title DN230822 contains beneficial rights or easements**

Here is a summary but a property lawyer can advise further:- The land benefits from rights granted by the Transfer dated 31 December 1987, and is also subject to the exceptions and reservations in that same transfer. The register does not give the full text, so you must inspect the transfer to see exactly what rights (for example rights of way, service access, drainage) are granted to this property or to others over it. - Agreement under Section 38 of the Highways Act 1980 (7 April 1987): this deals with construction, dedication and adoption of streets and includes provisions for transfer of the freehold of streets to the County Council. In plain English, the council may take ownership of estate roads once they meet required standards; there may be rights for the council to enter, inspect and take over roads, and there may be obligations on the developer or owner until adoption. This can affect who is responsible for maintaining roads and who has the right to access them.

 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

 No coastal erosion risk has been identified

---

## Planning and development

 No

---

## Listing and conservation

 No

---

## Accessibility

 Wide doorways, Level access shower

---

## 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 Ladder.

---

### Outside areas

 Outside areas: Front garden, Rear garden, and Balcony

---

## 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 dependent on completion of the purchase of another property.
- 



### Moverly has certified this data

Accurate as of 27 February 2026

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