

### Address

Source: HM Land Registry

✓ **23 Barnfield**  
**East Allington**  
**Totnes**  
**Devon**  
**TQ9 7QR**  
UPRN: **100040298031**

### 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 23 Barnfield, East Allington, Totnes (TQ9 7QR).  
Title number DN223009.  
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

👤 **Standard construction**

#### Property type

👤 **Detached, House**

Floorplan: **To be provided**

#### Parking

🚫 **Garage, Driveway, Private**

Dropped kerb access: **To be provided**

#### Electricity

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

Mains electricity supply: **Yes**

👤 Solar lease costs: **No associated costs**

#### Water and drainage

👤 **Connected to mains water supply**

Mains surface water drainage: **Yes**

Sewerage: **Connected to mains sewerage**

## Heating

### ❗ Room heaters only - no central heating system

Heating system: Room heaters only

### 👤 Night storage and Double glazing are installed

Other heating features: Night storage and Double glazing

## Broadband

Source: Ofcom

### ✅ The property has Superfast broadband available

Broadband speed: Superfast

Standard	20 Mb	1 Mb	✅
Superfast	80 Mb	20 Mb	✅
Ultrafast	Unavailable	Unavailable	❌

## Mobile coverage

Source: Ofcom



EE

OK



O2

Great



Three

OK



Vodafone

Great



## NTS Part C

### Building safety issues

#### 👤 Yes

Defects or hazards: **Conservatory damage**

Work already done: **None**

Work to be done: **replacement of conservatory**

Potential cost: **Unknown**

Impact on the ability to reside at the property: **No**

### Restrictions

Source: HM Land Registry

#### ✅ Title DN223009 contains restrictions or restrictive covenants

Restrictive covenants (Title DN223009): Present

### Rights and easements

#### ✅ Title DN223009 contains beneficial rights or easements


Here is a summary but a property lawyer can advise further:- The property has the benefit of specific rights granted in the 1987 document, such as rights of way or access to services.

- The property is subject to 'exceptions and reservations' from the 1987 document. This means certain rights over the land, like the right for a neighbor or utility company to run pipes or cables under the garden, have been kept by others.


#### 👤 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

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## Coastal erosion risk

 **No coastal erosion risk has been identified**

Coastal erosion risk: No

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## Planning and development

 **No**

Neighbour development: **No**

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## Listing and conservation

 **No**


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## Accessibility

 **None**

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## Mining

 **No coal mining risk identified**


**No mining risk (other than coal mining) identified**

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## Additional information

### Price paid

Source: HM Land Registry


 **£235,000 (DN223009)**

Paid on 25 August 2006

The price stated to have been paid on 11 August 2006 was £235,000.

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### Loft access

 **The property has access to a loft.**

**Loft boarded**

Yes

**Loft insulated**


Yes

**Access details**

Hatch and ladder.










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### Outside areas

 **Outside areas: Front garden and Rear garden**

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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**








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Onward chain

-  **Onward chain**  
This sale is not dependent on completion of the purchase of another property.


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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**

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Insurance claims

-  Insurance claims: **To be provided**

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Other material issue

-  Other material issue: **To be provided**



Moverly has certified this data

Accurate as of 2 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.