


Address


Source: HM Land Registry

 **Chetwode**
Vicarage Road
Stoke Gabriel
Totnes
Devon
TQ9 6QP

UPRN: **100040302042**

EPC

Source: GOV.UK


 Current rating: **D**
Potential rating: **C**
Current CO2: **6.9 tonnes**
Potential CO2: **4.2 tonnes**
Expires: **4 April 2033**
[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 Chetwode, Vicarage Road, Stoke Gabriel, Totnes (TQ9 6QP).
Title number DN232656.
Absolute Freehold is the class of tenure held by HM Land Registry.

 Tenure marketed as: **Freehold**



Council Tax band: **F**

Authority: **South Hams District Council**

NTS Part B

Construction



Standard construction

Property type



Detached, House

Floorplan: **To be provided**

Parking



Garage, Driveway, Gated, Off Street, On Street, Private

Electricity



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

Water and drainage



Connected to mains water supply

Mains surface water drainage: **No**

Sewerage: **Septic tank**

Heating



Mains gas-powered central heating is installed

The system was installed on 7 Oct 2025.







Double glazing and Open fire are installed



 **The property has Superfast broadband available**

The connection type is "FTTC (Fibre to the Cabinet)".

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 | 17 Mb |
| MAX UPLOAD | 1 Mb |
| AVAILABILITY |  |
| DETAILS  | |

| | |
|---|---|
| NAME | Superfast |
| MAX DOWNLOAD | 56 Mb |
| MAX UPLOAD | 9 Mb |
| AVAILABILITY |  |
| DETAILS  | |

| | |
|---|---|
| NAME | Ultrafast |
| MAX DOWNLOAD | Unavailable |
| MAX UPLOAD | Unavailable |
| AVAILABILITY |  |
| DETAILS  | |

Mobile coverage

Source: Ofcom



PROVIDER

EE

COVERAGE

OK

SIGNAL STRENGTH



DETAILS

PROVIDER

O2

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

PROVIDER

Three

COVERAGE

OK

SIGNAL STRENGTH



DETAILS

PROVIDER

Vodafone

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

Building safety issues

 No

Restrictions

Source: HM Land Registry


 **Title DN232656 contains restrictions or restrictive covenants**

Here is a summary but a property lawyer can advise further: - There is a court-authority restriction on dealings by a sole proprietor: one owner acting alone cannot complete a transaction that gives rise to capital money (for example the proceeds of a sale or certain sums from a mortgage) being paid out unless a court orders it. In plain terms: if one joint owner tries to deal with the property alone in a way that would create a payment to the owners, registration of that dealing needs a court order. - General covenant from the 5 November 1964 Conveyance: you must not use the property for any business or trade; it must be used only as a private home unless the sellers (or their successors) give written permission. - You must not keep pigeons or more than one dog, and you must not do anything on the land that would be a nuisance, annoyance, damage or eyesore to the sellers or the owners/occupiers of the adjoining land coloured yellow, unless those persons give written permission. - A time-limited covenant (now expired): for 15 years from 5 November 1964 there was a limit preventing erection of more than one single-storey bungalow without the sellers' written consent. (That 15-year restriction has passed and so no longer applies.) - Building control covenant: you must not erect any building or structure, or alter elevations or make structural changes, without first submitting detailed plans, elevations and materials and getting written approval from the vendors (or their surveyor). After the 15-year period mentioned above, the vendors agreed not to unreasonably withhold consent to up to three additional bungalows. - You must not convert any house on the land into flats, maisonettes or separate tenements without the vendors' written consent. - You must not place or keep temporary buildings (tents, caravans, huts etc) on the land except for sheds or workshops for work connected with building a private house, without the vendors' written consent. - You must not erect any wall, fence or screen higher than five feet six inches (except where the wall is part of an approved building). You must also prevent trees and shrubs on the land from growing higher than ten feet above ground level and cut them back if needed. - You must not remove sand, gravel, clay, earth or topsoil from the land or use it for making bricks, and the land must not be dug down lower than needed for building foundations, without the vendors' written consent. - Until a house is built the land (or parts of it) must be used only as a garden and not for other purposes without the vendors' written consent; once a dwelling is built the land must remain a garden except the part used for the approved dwelling. - A specific fencing obligation (originally required within three months of the 1964 date): the owner had to erect and thereafter maintain a 4 ft high chain-link fence along the north-eastern boundary between the points marked A-B on the plan, with specified posts and construction. (This is an obligation affecting that boundary.) - The current owners have a contractual promise (in their transfer) to observe and perform all of the covenants in the charges register and to compensate others if they fail to do so.

Rights and easements

Title DN232656 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The land is subject to rights preserved to the Lady of the Manor and the Borough of Paignton under the twelfth schedule to the Law of Property Act 1925 (referred to in the 1964 conveyance). In plain English: historical manor rights such as minerals, sporting rights and other similar rights may be retained by the manor and are not removed by this title. The register notes these rights are excepted from registration, so details are not shown here. - The land is subject to rights excepted and reserved by the Transfer dated 30 November 1987 – the register does not give full detail of those reserved rights but they remain attached to the title. (Because the register only records that such rights exist, you would need to inspect the original 1987 transfer to see exactly what they are.) - The restrictive promises in the 1964 conveyance were made for the benefit of the vendors and their successors and the owners and occupiers of the adjoining land coloured yellow on the plan. In plain English: the owners of that adjoining (yellow) land have the right to enforce many of the covenants (for example, to object to a prohibited change).

 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

 **Lateral living, Level access**

Mining



No coal mining risk identified

No mining risk (other than coal mining) identified

Additional information

Price paid

Source: HM Land Registry



£385,000 (DN232656)

Paid on 8 October 2012

The price stated to have been paid on 3 October 2012 was £385,000.

Loft access



The property has access to a loft.

Loft boarded No #### Loft insulated Yes #### Access details Through doors in two upstairs rooms.

Outside areas



Outside areas: Front garden, Rear garden, and Side 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.**

Onward chain



Onward chain

This sale is dependent on completion of the purchase of another property.



Moverly has certified this data

Accurate as of 9 March 2026

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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