

Address

Source: HM Land Registry

✔ **15 Laburnum Way**
East Allington
Totnes
Devon
TQ9 7QY

UPRN: **100040300008**

EPC

Source: GOV.UK

✔ Current rating: **C**

Potential rating: **A**

Current CO2: **2.1 tonnes**

Potential CO2: **1.5 tonnes**

EPC certificate number: **0330-2024-8150-2622-7615**

Expires: **23 May 2032**

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 15 Laburnum Way, East Allington, Totnes (TQ9 7QY).
Title number DN180104.
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**

Flat roof over utility and office. Timber window to utility

Property type

👤 **Semi-detached, 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**

 **Solar panels are installed**

The panels are owned outright


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**




 **Double glazing and Wood burner are installed**

Broadband

Source: Ofcom

 **The property has Superfast broadband available**

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

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

 **No**

Restrictions

Source: HM Land Registry

✔ Title DN180104 contains restrictions or restrictive covenants

Here is a summary but a property lawyer can advise further:

- There is a restriction under the Housing Act 1985 which means South Hams District Council must provide a certificate before the property can be sold or leased. This is a common requirement in certain areas to ensure the property is sold to people with a local connection.
- There is a standard legal rule preventing a single owner from selling the property alone. This is a common safeguard used when people own a property together to ensure that any money from a sale is handled correctly.
- The property is subject to restrictive covenants (rules that limit what an owner can do with the land) mentioned in deeds from 1925 and 1985. These usually involve keeping the property as a private home and not using it for business purposes.
- The 1985 deed contains specific rules about the maintenance and ownership of boundary structures, such as fences or walls.
- The current owner has previously agreed to follow the rules and promises mentioned in the older legal documents.

Rights and easements

✔ Title DN180104 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property has the benefit of easements (legal rights to use or access parts of neighbouring land) as set out in the 1985 deed. These typically include rights for things like access to shared pipes, cables, or pathways.

- The property also benefits from various legal rights granted under the Housing Act 1980, which are standard for properties originally purchased from a local authority.

👤 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**

👤 Historical flooding: **History of flooding**
No history of flooding has been reported.

⚠ Storm, fire and flood damage: **To be provided**

👤 Flood defences: **Flood defences**
Flood defences are installed.

Coastal erosion risk

✔ **No coastal erosion risk has been identified**

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

✔ £170,000 (DN180104)

Source: HM Land Registry

Paid on 11 January 2019

The value stated as at 11 January 2019 was £170,000.

Loft access

👤 The property has access to a loft.

Loft boarded

Yes

Loft insulated

Yes

Access details

Loft hatch.

Outside areas

👤 **Outside areas: 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.**

⚠️ 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 12 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.