

Address

Source: HM Land Registry

✓ **Rose Cottage**
Moreleigh Road
Harbertonford
Totnes
Devon
TQ9 7TS

UPRN: **10004742498**

EPC

Source: GOV.UK

✓ Current rating: **F**

Potential rating: **B**

Current CO2: **12 tonnes**

Potential CO2: **3 tonnes**

EPC certificate number: **0249-3051-6206-1625-2200**

Expires: **4 June 2035**

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 Rose Cottage, Moreleigh Road, Harbertonford, Totnes (TQ9 7TS).
Title number DN783733.
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: **B**

Authority: **South Hams District Council**

NTS Part B

Construction

👤 **Standard construction**

Property type

👤 **Mid-terrace, House**

Floorplan: **To be provided**

Parking

⚠️ **Driveway**

Dropped kerb access: **To be provided**

Electric vehicle charging point: **Yes**

Electricity

-  Mains electricity: **Mains electricity supply is connected**
Mains electricity supply: Yes
-  **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

-  **No heating system is installed**
Heating system: None
-  **Double glazing is installed**
Other heating features: Double glazing

Broadband

Source: Ofcom

-  **The property has Superfast broadband available**
Broadband speed: Superfast
- | | | | |
|-----------|-------------|-------------|---|
| Standard | 4 Mb | 0.6 Mb |  |
| Superfast | 80 Mb | 20 Mb |  |
| Ultrafast | Unavailable | Unavailable |  |

Mobile coverage

Source: Ofcom

- 
- | | | | |
|---|----------|-------|---|
|  | EE | Great |  |
|  | O2 | Great |  |
|  | Three | Great |  |
|  | Vodafone | Great |  |

NTS Part C

Building safety issues

-  **No**

Restrictions

Source: HM Land Registry

-  **Title DN783733 contains restrictions or restrictive covenants**
Restrictive covenants (Title DN783733): **Present**

Rights and easements



Title DN783733 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property benefits from legal rights (known as easements) granted in a deed from 1954. These are positive rights to use or access parts of neighbouring land. However, the property is also subject to rights that were kept by the previous owners at that time for the benefit of other nearby land.



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**

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_18: Harbertonford.

Accessibility



None

Mining



No coal mining risk identified

No mining risk (other than coal mining) identified

Additional information

Price paid

Source: HM Land Registry



£180,000 (DN783733)

Paid on 3 December 2025

The value stated as at 3 December 2025 was £180,000.

Loft access



The property has access to a loft.

Loft boarded

No

Loft insulated

Yes

Access details

Loft Hatch.

Outside areas

Outside areas: Front 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 23 September 2026

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