


Address


Source: HM Land Registry

 **20 Quayside**
Steamer Quay Road
Totnes
Devon
TQ9 5ZY

UPRN: **10090537308**

EPC


Source: GOV.UK

 Current rating: **B**
Potential rating: **B**
Current CO2: **0.7 tonnes**
Potential CO2: **0.7 tonnes**
Expires: **11 October 2027**
[View certificate on GOV.UK](#)
[Download EPC report](#)

NTS Part A

Tenure


Source: HM Land Registry

 **Leasehold**
The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being 20, Quayside, Steamer Quay Road, Totnes (TQ9 5ZY). NOTE: The flat is on the first floor.
Title number DN715935.
Absolute Leasehold is the class of tenure held by HM Land Registry.

 Tenure marketed as: **Leasehold**


Local council

Source: Valuation Office Agency

-  Council Tax band: **C**
Authority: **South Hams District Council**
-

Lease length

Source: HM Land Registry

-  **116 years remaining**
Started in 2017 with a lease of 125 years.
-

Ground rent

-  **Not payable**
-

Service charge

-  **£5,880 a year**
-

Share of ownership

Source: Provided by vendor

-  **Seller owns 75%**
-

NTS Part B

Construction

-  **Standard construction**
-

Property type



Other build form, Flat

Number of floors: **3**

Entrance on floor: **1**

Has lift: **Yes**

Over commercial premises: **No**

Floorplan: **To be provided**

Parking



Private

Disabled parking: **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









The property is heated by a communal heating system

To be provided

 **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	17 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS 	
NAME	Superfast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
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 Great

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 DN715935 contains restrictions or restrictive covenants**

Here is a summary but a property lawyer can advise further: - You cannot sell or transfer the property to someone else without a certificate from the landlord or their lawyer confirming that specific rules in the lease (clauses 3.20, 3.23, and 3.37.1) have been followed. - The lease restricts 'alienation,' which is a legal term meaning there are strict rules or limits on your ability to sell, rent out, or give away the property. - There are 'restrictive covenants' (binding promises not to do certain things on the land) contained in the 2013 and 2015 Transfer documents. - The owner is under a legal obligation to 'surrender' (give back) the lease to the landlord if certain specific situations described in the lease occur.

Rights and easements


 **Title DN715935 contains beneficial rights or easements**

Here is a summary but a property lawyer can advise further:- The property includes 'easements,' which are legal rights to use or access parts of land you do not own, such as shared pathways or utility pipes. - You have the exclusive right to use the balcony that is attached to the flat. - The property benefits from specific rights granted in the 2013 and 2015 land transfers and the 2015 agreement with the local council.

 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

 Lift access, Ramped access, Wide doorways

Mining


 No coal mining risk identified

No mining risk (other than coal mining) identified

Additional information

Price paid

Source: HM Land Registry

 **£171,000 (DN715935)**

Paid on 17 July 2019

The price, other than rents, stated to have been paid on the grant of the lease was £171,000.

Loft access

 The property does not have access to a loft.

Outside areas

 Outside areas: Balcony and Communal 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 not dependent on completion of the purchase of another property.

Managing agent



Guinness Homes

wecare@guinnesspartnership.com



Moverly has certified this data

Accurate as of 30 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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