

Address

Source: HM Land Registry

✓ **Jonquil Cottage**
Park Lane
Blackawton
Totnes
Devon
TQ9 7BD

UPRN: **10004746527**

EPC

Source: GOV.UK

✓ **Current rating: D**

Potential rating: B

Current CO2: 3.5 tonnes

Potential CO2: 0.8 tonnes

EPC certificate number: **7702-2423-5400-0686-7202**

Expires: **5 July 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 Jonquil Cottage, Park Lane, Blackawton, Totnes (TQ9 7BD).
Title number DN88084.
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**

Small flat roof extension at the rear

Property type

👤 **End-terrace, House**

Number of floors: **2**


Floorplan: **To be provided**

Parking


⚠️ **Garage, On Street**

Dropped kerb access: **To be provided**



Electricity

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

Water and drainage


 **Connected to mains water supply**
Mains surface water drainage: **Yes**
Sewerage: **Connected to mains sewerage**




Heating

 **Electricity-powered central heating is installed**
Heating system: Electricity-powered central heating
 **Double glazing, Wood burner, Aga/Rayburn, and Air source heat pump are installed**
Other heating features: Double glazing, Wood burner, Aga/Rayburn, and Air source heat pump

Broadband


Source: Ofcom







 **The property has Superfast broadband available**
Broadband speed: Superfast

Standard	14 Mb	1 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 DN88084 contains restrictions or restrictive covenants**
Restrictive covenants (Title DN88084): Present

Rights and easements

✔ Title DN88084 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property benefits from all 'quasi-easements' and rights that were used over the neighbouring property (Number 3 Cross) at the time of the 1964 Conveyance. These are rights that existed informally but were made legal when the land was originally sold.

👤 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

👤 **No**

Accessibility

👤 **None**

Mining

✔ **No coal mining risk identified**

No mining risk (other than coal mining) identified

Additional information

Price paid

Source: HM Land Registry

✔ **£260,000 (DN88084)**

Paid on 9 February 2021

The price stated to have been paid on 29 January 2021 was £260,000.

Loft access

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

Loft boarded

No

Loft insulated

Yes







Access details

Loft hatch with integral ladder in second bedroom.


Outside areas

Outside areas: Front garden and Rear 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: **A dry rot issue has been disclosed.**
Chemical treatment to external walls prior to our ownership. A surveyor will be able to provide more detail.
-  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 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 20 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.