

Address

Source: HM Land Registry

- ✓ **8 The Copse**
 - Totnes
 - Devon
 - TQ9 5FL
 - UPRN: **100040299179**

EPC

Source: GOV.UK

- ✓ Current rating: **D**
 - Potential rating: **C**
 - Current CO2: **1.7 tonnes**
 - Potential CO2: **0.6 tonnes**
 - Expires: **2 April 2036**
 - 🔗 [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 8 The Copse, Totnes and garage (TQ9 5FL).
 - Title number DN212737.
 - 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

 **Standard construction**

Property type

 **Detached, Bungalow**

Number of floors: **1**

Floorplan: **To be provided**

Parking

 **Garage, Driveway**

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



 **No heating system is installed**



 **Night storage and Double glazing are installed**



 **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	13 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS 	

NAME	Superfast
MAX DOWNLOAD	66 Mb
MAX UPLOAD	16 Mb
AVAILABILITY	
DETAILS 	

NAME	Ultrafast
MAX DOWNLOAD	2000 Mb
MAX UPLOAD	2000 Mb
AVAILABILITY	
DETAILS 	

Mobile coverage

Source: Ofcom



PROVIDER EE

COVERAGE OK

SIGNAL STRENGTH 

DETAILS 

PROVIDER O2

COVERAGE OK

SIGNAL STRENGTH 

DETAILS 

PROVIDER Three

COVERAGE OK

SIGNAL STRENGTH 

DETAILS 

PROVIDER Vodafone

COVERAGE Good

SIGNAL STRENGTH 

DETAILS 

Building safety issues

 **No**

Restrictions

Source: HM Land Registry


 **Title DN212737 contains restrictions or restrictive covenants**

Here is a summary but a property lawyer can advise further: - Restrictive Covenants: The 1987 Transfer contains 'restrictive covenants', which are rules that prevent the owner from doing certain things on the land (such as running a business or making specific alterations). - Light or Air: There are rules that prevent the owner from building anything that would block the natural light or airflow reaching neighbouring properties. - Boundary Structures: There are specific rules or limits regarding the maintenance and type of fences, walls, or hedges on the property boundaries.

Rights and easements


 **Title DN212737 contains beneficial rights or easements**

Here is a summary but a property lawyer can advise further:- Rights of Way and Utilities: The property has the benefit of specific positive rights granted in the 1987 Transfer, which typically include the right to use shared access paths or service pipes. - Road Adoption: The Highways Agreement ensures that the streets serving the property were intended to be 'adopted', meaning they become public roads maintained by the local council at no cost to the homeowner.

 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

 **Tree Preservation Order in place**

Accessibility

 **None**

Mining

 **No coal mining risk identified**

No mining risk (other than coal mining) identified

Additional information

Loft access

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

Loft boarded Yes ##### Loft insulated Yes ##### Access details Loft hatch in hallway and bedroom 2.

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: **No dry rot has been disclosed.**

Onward chain



Onward chain

This sale is not dependent on completion of the purchase of another property.

Rentcharges



Estate rentcharge

There is an estate rentcharge payable on the property. The annual amount is £20. £20 per year is payable to Follaton Residents Association. We are paid up to date including year 2025. We are awaiting the invoice from the residents association for 2026.



Moverly has certified this data

Accurate as of 4 April 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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