

Address

Source: HM Land Registry

✓ **1 Radfords Orchard**
Broadhempston
Totnes
Devon
TQ9 6BD
 UPRN: **10032953560**

EPC

Source: GOV.UK

✓ Current rating: **D**
 Potential rating: **C**
 Current CO2: **0.7 tonnes**
 Potential CO2: **0.4 tonnes**
 EPC certificate number: **3900-1564-0322-5521-3263**
 Expires: **1 March 2036**

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 1 Radfords Orchard, Broadhempston, Totnes (TQ9 6BD).
 Title number DN390163.
 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: **Teignbridge District Council**

NTS Part B

Construction

👤 **Standard construction**

Property type

👤 **Detached, House**
 Number of floors: **2**
 Floorplan: **To be provided**


Parking

⚠️ **Allocated, Communal, 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, and Air source heat pump are installed**




Other heating features: Double glazing, Wood burner, and Air source heat pump

Broadband

Source: Ofcom

 **The property has Superfast broadband available**

Broadband speed: Superfast

Standard	7 Mb	0.8 Mb	
Superfast	80 Mb	20 Mb	
Ultrafast	Unavailable	Unavailable	

Mobile coverage

Source: Ofcom





EE

OK



O2

Good



Three

OK



Vodafone

Good



NTS Part C

Building safety issues

 **No**


Restrictions

Source: HM Land Registry

 **Title DN390163 contains restrictions or restrictive covenants**


Restrictive covenants (Title DN390163): **Present**


Rights and easements

 **Title DN390163 contains beneficial rights or easements**

Here is a summary but a property lawyer can advise further:- The property has a right of 'support', which means neighbouring buildings must provide the necessary structural stability for this house.

- There are rights to use and maintain drainage and sewerage pipes that run across or under neighbouring land to serve this property.
- The property benefits from rights for utility services, including water, gas, electricity, and telecommunications (telephone and TV) cables and pipes that may pass through nearby land.
- The property has the benefit of various rights of way and access for maintenance as set out in the historical legal documents for the 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**

The property is located in the conservation area of Broadhempston

Accessibility

 **None**

Mining


 **No coal mining risk identified**

A mining risk (other than coal mining) has been identified

A potential non-coal mining risk has been identified - a detailed search report can help to determine the impact.

Additional information

Price paid


 **£238,000 (DN390163)**

Source: HM Land Registry

Paid on 27 August 2019

The price stated to have been paid on 23 August 2019 was £238,000.

Loft access

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

Loft boarded

Yes


Loft insulated

Yes







Access details

Loft hatch on landing with pull down ladder.

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 18 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.