



Address

Source: HM Land Registry

 **10 Packs Close**
Harbertonford
Totnes
Devon
TQ9 7TL
 UPRN: **100040300521**

EPC


Source: GOV.UK

 Current rating: **D**
 Potential rating: **B**
 Current CO2: **5.3 tonnes**
 Potential CO2: **2.5 tonnes**
 EPC certificate number: **8723-7723-5390-5266-9902**
 Expires: **6 July 2027**

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 10 Packs Close, Harbertonford, Totnes (TQ9 7TL).
 Title number DN185528.
 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

 **Semi-detached, House**
 Number of floors: **2**
 Floorplan: **To be provided**


Parking

 **Garage**
 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

 **No heating system is installed**

Heating system: None

 **Double glazing and Night storage are installed**

Other heating features: Double glazing and Night storage

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 DN185528 contains restrictions or restrictive covenants**


Restrictive covenants (Title DN185528): Present


Rights and easements

 **Title DN185528 contains beneficial rights or easements**


Here is a summary but a property lawyer can advise further:- The property has the right to have a sewer or drain running under the neighbouring land to the north-east.

- The owner has the right to connect their drainage into the main sewer system located under the nearby land.
- There is a right of entry onto the neighbouring land to inspect, repair, or replace the drainage pipes. The owner must cause as little damage as possible and fix any damage they do cause.
- The property benefits from various rights granted in a 1985 Transfer, which are standard legal permissions to ensure the property can be used and enjoyed effectively.


 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**

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

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

Additional information

Price paid


 **£148,000 (DN185528)**

Source: HM Land Registry

Paid on 26 November 2018

The price stated to have been paid on 23 November 2018 was £148,000.

Loft access

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

Loft boarded

Yes


Loft insulated

Yes










Access details

Hatch on upstairs landing.


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.**
-  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 27 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.