

## Address

Source: HM Land Registry

✔ **7 Body Hayes Close**  
**Stoke Gabriel**  
**Totnes**  
**Devon**  
**TQ9 6QS**  
  
UPRN: **100040298159**

## EPC

Source: GOV.UK

✔ Current rating: **D**  
  
Potential rating: **C**  
  
Current CO2: **4.1 tonnes**  
  
Potential CO2: **3.2 tonnes**  
  
EPC certificate number: **0536-7025-3600-0734-2206**  
  
Expires: **3 May 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 7 Body Hayes Close, Stoke Gabriel, (TQ9 6QS).  
Title number DN75736.  
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: **E**  
  
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, On Street**  
  
Dropped kerb access: **To be provided**

### Electricity

👤 Mains electricity: **Mains electricity supply is connected**

## Water and drainage

### Connected to mains water supply

Mains surface water drainage: **No**

Sewerage: **Connected to mains sewerage**

## Heating

### Mains gas-powered central heating is installed

The system was installed on 1 May 2007.




### Double glazing is installed

## Broadband

Source: Ofcom

### The property has Superfast broadband available

The connection type is "FTTC (Fibre to the Cabinet)".

Standard	18 Mb	1 Mb	
Superfast	66 Mb	14 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 DN75736 contains restrictions or restrictive covenants

Here is a summary but a property lawyer can advise further:


- The property must not be used for any purpose other than as a private home.
- There is a standard legal restriction which means that a single owner cannot sell or transfer the property alone if money is involved. This usually requires at least two people to sign the paperwork or a court to give permission, which is a common way to protect the interests of joint owners.
- The property is subject to further rules (known as restrictive covenants) set out in a 1964 legal document which limit what can be done with the land.


## Rights and easements

### Title DN75736 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property benefits from legal rights granted in a 1964 document. These are positive rights, such as the right to use shared access ways or utility pipes.


- The property is subject to rights reserved for others in a 1964 document. This means others may have the right to access the land for specific reasons, like maintaining shared services.

 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**

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## Flooding

 Flood risk: **No flood risk has been identified**

 Historical flooding: **To be provided**

Storm, fire and flood damage: **To be provided**

Flood defences: **To be provided**

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## Coastal erosion risk

 **No coastal erosion risk has been identified**

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## Planning and development

 **No**

Neighbour development: **No**

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## Listing and conservation

 **No**

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## Accessibility

 **Lateral living**

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## Mining


 **No coal mining risk identified**

**No mining risk (other than coal mining) identified**

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## Additional information

### Price paid

 **£315,000 (DN75736)**


Source: HM Land Registry

Paid on 26 February 2007

The price stated to have been paid on 19 February 2007 was £315,000.

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### Loft access

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

**Loft boarded**

No

**Loft insulated**


Yes

**Access details**







hatch.

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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 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 7 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.