

### Address

Source: HM Land Registry

✔ **2 The Barnhay**  
**Stoke Gabriel**  
**Totnes**  
**Devon**  
**TQ9 6RZ**  
  
UPRN: **100040301733**

### EPC

Source: GOV.UK

✔ Current rating: **E**  
  
Potential rating: **B**  
  
Current CO2: **10 tonnes**  
  
Potential CO2: **1.6 tonnes**  
  
EPC certificate number: **0370-2877-6440-2525-0971**  
  
Expires: **23 April 2035**

### 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 2 The Barnhay, Berkeley Square, Stoke Gabriel (TQ9 6RZ).  
Title number DN314126.  
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**  
  
Stone


#### Property type

👤 **Mid-terrace, House**  
  
Number of floors: **2**  
  
Floorplan: **To be provided**


#### Parking

⚠ **Off 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

 **No heating system is installed**  
Heating system: None

 **Wood burner is installed**  
Other heating features: Wood burner

Broadband


Source: Ofcom









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

Standard	20 Mb	1 Mb	
Superfast	80 Mb	20 Mb	
Ultrafast	Unavailable	Unavailable	

Mobile coverage

Source: Ofcom




	EE	OK	
	O2	Great	
	Three	OK	
	Vodafone	Great	

NTS Part C


Building safety issues


 **No**

Restrictions


 **To be provided**

Rights and easements


 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

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## Coastal erosion risk

 **No coastal erosion risk has been identified**

Coastal erosion risk: No

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## Planning and development

 **No**

Neighbour development: **No**

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## Listing and conservation

 **In a conservation area**

Conservation area CONSAREA\_40A: Stoke Gabriel.

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## Accessibility

 **None**

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## Mining


 **No coal mining risk identified**

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

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## Additional information

### Loft access

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

**Loft boarded**

Yes

**Loft insulated**

Yes

**Access details**

Staircase.







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### Outside areas

 **Outside areas: Rear garden**

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## 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**


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## Onward chain

-  **Onward chain**  
This sale is not dependent on completion of the purchase of another property.


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## 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**

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## Insurance claims

-  Insurance claims: **To be provided**

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## Other material issue

-  Other material issue: **To be provided**



Moverly has certified this data

Accurate as of 6 July 2026

The data is aggregated from variety of sources including HM Land Registry, GOV.UK and is accurate at the time of this certificate.