

Address

Source: HM Land Registry

✓ **46 Follaton**
Plymouth Road
Totnes
Devon
TQ9 5ND

UPRN: **100040300949**

EPC

Source: GOV.UK

✓ Current rating: **D**

Potential rating: **C**

Current CO2: **1.7 tonnes**

Potential CO2: **0.8 tonnes**

EPC certificate number: **9738-2898-7691-9601-8661**

Expires: **10 November 2029**

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 46 Follaton, Plymouth Road, Totnes (TQ9 5ND).
Title number DN458853.
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

⚠️ **Off Street, Driveway**

Disabled parking: **Yes**

Dropped kerb access: **To be provided**

Electric vehicle charging point: **Yes**

Electricity

-  Mains electricity: **Mains electricity supply is connected**
Mains electricity supply: Yes
-  **Solar panels are installed**
The panels are owned outright
-  **Other alternative electricity supplies are installed**
I currently have RHI but that is due to end soon. I have a battery pack

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, Air source heat pump, and Solar thermal are installed**
Other heating features: Double glazing, Wood burner, Air source heat pump, and Solar thermal

Broadband

Source: Ofcom

-  **The property has Ultrafast broadband available**
Broadband speed: Ultrafast
- | | | | |
|-----------|---------|---------|---|
| Standard | 8 Mb | 0.9 Mb |  |
| Superfast | 80 Mb | 20 Mb |  |
| Ultrafast | 1000 Mb | 1000 Mb |  |

Mobile coverage

Source: Ofcom

- 
- | | | | |
|---|----------|-------|---|
|  | EE | Great |  |
|  | O2 | Great |  |
|  | Three | OK |  |
|  | Vodafone | Good |  |

NTS Part C

Building safety issues

-  **No**

Restrictions

Source: HM Land Registry

-  **Title DN458853 contains restrictions or restrictive covenants**
Restrictive covenants (Title DN458853): **Present**

Rights and easements



Title DN458853 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The land is subject to certain rights that were kept by a previous owner in a 1937 legal document. These are known as easements, which are legal rights for someone else to use a part of the land for a specific purpose, such as for access or utility pipes.



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

No mining risk (other than coal mining) identified

Additional information

Price paid

Source: HM Land Registry



£305,000 (DN458853)

Paid on 12 October 2021

The price stated to have been paid on 29 September 2021 was £305,000.

Loft access



The property has access to a loft.

Loft boarded

Yes

Loft insulated

Yes

Access details

Pull down ladder.

Outside areas



Outside areas: Front garden, 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 6 August 2026

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