

## Address

Source: HM Land Registry

**The Round House**

Harberton

Totnes

Devon

TQ9 7NE

UPRN: **10008916416**

## EPC

Source: GOV.UK

Current rating: **B**Potential rating: **A**Current CO2: **3.8 tonnes**Potential CO2: **0.3 tonnes**Expires: **2 February 2035**[View certificate on GOV.UK](#)[Download EPC report](#)

## 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 The Round House, Harberton, Totnes (TQ9 7NE).

Title number DN440749.

Absolute Freehold is the class of tenure held by HM Land Registry.

Tenure marketed as: **Freehold**



Council Tax band: **F**

Authority: **South Hams District Council**

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## NTS Part B

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### Construction



**Standard construction**

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### Property type



**Detached, House**

Floorplan: **To be provided**

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### Parking



**Gated, Driveway, Off Street, Private**

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### Electricity



Mains electricity: **Mains electricity supply is connected.**



**Solar panels are installed.**

The panels are owned outright



**Other alternative electricity supplies are installed.**

Battery storage via Solar power 15kwh

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### Water and drainage



**Not connected to mains water supply**

Borehole

Mains surface water drainage: **No**

Sewerage: **Septic tank**

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## Heating

### Oil-powered central heating is installed.

The system was installed at an unknown date.

### Double glazing, Wood burner, and Aga/Rayburn are installed.

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## Broadband

Source: Ofcom

### The property has Superfast broadband available.

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



## Mobile coverage

Source: Ofcom



# NTS Part C

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## Building safety issues

### No

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## Restrictions

Source: HM Land Registry

### Title DN440749 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - Joint-proprietor restriction registered 4 February 2013: One owner acting alone cannot sell or otherwise transfer the property in a way that produces capital money unless a court order allows it. In plain terms: if there are two owners, one cannot legally complete a sale or similar transaction that creates proceeds without a court order. - Restrictive covenants contained in the Transfer dated 17 November 2000 (details not shown on the register): the Charges Register records that this transfer includes restrictive covenants and the Property Register says it contains provisions about light or air and boundary structures. In plain terms: there are rules affecting what you may build or alter (for example affecting boundary walls or rights to light/air), but the register does not give the exact wording – you must inspect the original transfer to know the precise limits and obligations. - Covenant in the transfer to the current owners: the current owners have promised to observe and perform the covenants referred to in the Charges Register and to indemnify in respect of them. In plain language: the present owners have accepted responsibility for the restrictive covenants mentioned above.

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## Rights and easements

### **Title DN440749 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- Right to take water from the adjoining land of Thomas Bears (granted by Conveyance dated 11 November 1955): this means the property can use that water supply from the neighbour's land as described in the 1955 deed. - Rights of entry and repair (granted by the 1955 Conveyance): the property benefits from other parties having the right to enter parts of the land to carry out repairs, and the owner has corresponding rights to access neighbouring land to maintain something if described in the deeds. - Rights granted and rights reserved by the Transfer dated 13 March 2000 (filed under DN428740): the register records that the land benefits from certain rights granted by that transfer and is subject to certain rights reserved by it. The register does not quote the wording – inspect the original to see exact rights. - Rights granted and rights reserved by the Transfer dated 17 November 2000: the Property Register says the land has benefit of rights granted by and is subject to rights reserved by that transfer (the same transfer that contains restrictive covenants). The exact rights are not shown on the register and should be checked in the original document.

 Public right of way through and/or across your house, buildings or land: **No**

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## Flooding

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

 Historical flooding: **History of flooding**

No history of flooding has been reported.

 Flood defences: **Flood defences**

Flood defences are installed.

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## Coastal erosion risk

 **No coastal erosion risk has been identified.**

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## Planning and development

 **No**

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## Listing and conservation

 **No**

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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

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### Price paid

Source: HM Land Registry



**£395,000 (DN440749)**

Paid on 4 February 2013

The price stated to have been paid on 25 January 2013 was £395,000.

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### Loft access



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

The loft is insulated and boarded and is accessed by: Through hatch in rear lobby with ladder access

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### Outside areas



**Outside areas: Rear garden, Balcony, and Side 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.**

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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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## **Moverly has certified this data**

Accurate as of 12 January 2026

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

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