

Material Information Certificate

Address Source: HM Land Registry

38 Denys Road

Totnes

Devon

TQ9 5TL

UPRN: 100040298966

EPC Source: GOV.UK

Current rating: D

Potential rating: C

Current CO2: 3.7 tonnes

Potential CO2: 2.8 tonnes

Expires: 15 Jul 2035

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/5735-0723-5500-

0786-2296

NTS Part A

Source: HM Land Registry Tenure



The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 38 Denys Road, Totnes, (TQ9 5TL).

Title number DN470677.

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

Tenure marketed as: Freehold

Oouncil Tax band: C

Authority: South Hams District Council

NTS Part B

Construction



Property type

Detached, Bungalow

Floorplan: To be provided

Parking

Garage, On Street, Driveway

Controlled parking zone: Yes

Electricity

Mains electricity: Mains electricity supply is connected.

① Solar panels: **No**

Other sources: To be provided

Water and drainage

Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating

- Mains gas-powered central heating is installed.
- 2) Double glazing and Open fire are installed.

Broadband Source: Ofcom

The property has Ultrafast broadband available.

The connection type is "FTTP (Fibre to the Premises)".

These are the fastest estimated speeds predicted in this area provided by Ofcom. Actual service availability at a property or speeds received may be different.

NAME	Standard
MAX DOWNLOAD	18 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	58 Mb
MAX UPLOAD	10 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	10000 Mb
MAX UPLOAD	10000 Mb
AVAILABILITY	
DETAILS	

Actual services available may be different (data provided by Ofcom).

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	.ıl
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	1
DETAILS	

NTS Part C

Building safety issues



Restrictions Source: HM Land Registry



Here is a summary but a property lawyer can advise further: - No buildings can be put up on the land until the plans and materials have been approved by the original seller (or their successors). - The property cannot be used for any business or trade, or for anything other than a private home, unless the original seller (or their successors) agrees in writing. Having lodgers or carrying out a learned or artistic profession is allowed. - You do not have any right to light or air that would stop the original seller (or their successors) from building on their remaining land. - If there is only one owner, they cannot sell or mortgage the property in a way that involves receiving money unless a court or the land registry gives permission.

Rights and easements

Title DN470677 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property benefits from rights granted in the 1958 conveyance (details would be in the original document, but are not specified here). - Neighbours and their authorised people have the right to come onto the property to clean, maintain, repair, and replace drains and water pipes that connect with those under the property, as long as they do not cause unnecessary damage and fix any damage they do.

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

Flooding

- Flood risk: No flood risk has been identified.
- Historical flooding: History of flooding No history of flooding has been reported.

Coastal erosion risk

No coastal erosion risk has been identified.

Planning and development



Listing and conservation



Accessibility



None

Mining



No coal mining risk identified

No mining risk (other than coal mining) identified

Additional information

Source: HM Land Registry Price paid



2 £150,000 (DN470677)

Paid on 25 Oct 2002

The value stated as at 27 September 2002 was £150,000.



Moverly has certified this data

Accurate as of 17 Jul 2025

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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