

### Address

Source: HM Land Registry

✔ **37 Punchards Down**  
**Totnes**  
**Devon**  
**TQ9 5FD**  
UPRN: **100040301152**

### EPC

Source: GOV.UK

✔ Current rating: **E**  
Potential rating: **B**  
Current CO2: **5.2 tonnes**  
Potential CO2: **1.8 tonnes**  
EPC certificate number: **8721-6523-6260-1584-6926**  
Expires: **1 August 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 37 Punchards Down, Totnes (TQ9 5FD).  
Title number DN174530.  
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: **B**  
Authority: **South Hams District Council**

### NTS Part B

#### Construction

👤 **Standard construction**

#### Property type

👤 **Semi-detached, Bungalow**  
Number of floors: **1**  
Floorplan: **To be provided**

#### Parking


⚠️ **Garage, Off Street, Garage En Bloc, Rear**  
Dropped kerb access: **To be provided**

#### Electricity

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

👤 **Solar panels are installed**  
The panels are owned outright


## Water and drainage


 **Connected to mains water supply**

Mains surface water drainage: **Yes**

Sewerage: **Connected to mains sewerage**

## Heating

 **No heating system is installed**




 **Double glazing and Night storage are installed**

## Broadband

Source: Ofcom

 **The property has Ultrafast broadband available**

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

Standard	14 Mb	1 Mb	
Superfast	80 Mb	20 Mb	
Ultrafast	2000 Mb	2000 Mb	

## Mobile coverage

Source: Ofcom





EE

OK



O2

Good



Three

OK



Vodafone

OK



## NTS Part C

### Building safety issues

 **No**

### Restrictions

Source: HM Land Registry

 **Title DN174530 contains restrictions or restrictive covenants**

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

- The property is subject to 'restrictive covenants' (legal rules that limit what can be done with the land) found in a 1985 document. These include rules about boundary structures, such as fences or walls, and 'light and air' provisions, which prevent the owner from building something that would unfairly block a neighbour's natural light or airflow.

## Rights and easements

### ✔ Title DN174530 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property benefits from specific legal rights (known as 'easements') granted in a 1985 document. These are positive rights that allow the owner to use or access parts of neighbouring land, as well as rights to receive natural light and air.

👤 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**

👤 Historical flooding: **History of flooding**  
No history of flooding has been reported.

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

👤 Flood defences: **Flood defences**  
Flood defences are installed.

## Coastal erosion risk

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

## 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

✔ **£225,000 (DN174530)**

Paid on 28 March 2022

The price stated to have been paid on 21 March 2022 was £225,000.

## Loft access

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

**Loft boarded**

Yes

**Loft insulated**

Yes







**Access details**

Drop down ladder.

## 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.

#### Rentcharges

##### Estate rentcharge

There is an estate rentcharge payable on the property. The annual amount is £200.  
Follaton Residents Association - £20 per annum

#### 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 13 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.