

# Required Material Information

Gazeal

- Property Name: Huckland Cottage Ingsdon Newton Abbot TQ12 6NN
- Council Tax/Domestic Rates: Band: E Amount: 2785.81 Year: 2024/2025
- Asking price: 945000
- Tenure: Freehold
- Property construction issues?: Yes. thatched roof
- Electricity Supply: The property is connected via the mains and the current provider is ovo energy
- Gas Supply: The property is not connected to mains gas
- Water Supply: The property is connected via the mains and the current provider is southwest water
- Sewerage: The property is not connected to mains sewerage
- Heating: No information provided - Speak to your Agent
- Broadband: The property has broadband and the current supplier is EE
- Mobile signal/coverage: Supplier: There are no cell or mobile issues
- Parking: private driveway
- Are there any building safety issues?: The Seller is not aware of any issues with regard to the building that would affect its safety
- Are there any restrictions and rights?: There are no restriction issues that affect the property known by the Seller
- Flood risk: Buildings Insurance is not higher due to a risk of flooding
- Coastal erosion risk?: The property is not at risk of coastal erosion
- Planning considerations?: There are no planning considerations
- Accessibility/Adaptations?: The property has not had any adaptations
- Is the property within a Coalfield or mining area: No

This information has been provided by the Seller in response to questions set in accordance with NTSELAT Material Information requirements and the Law Society Transaction Protocol. This document is designed, in accordance with the principles set out in the guidance published by the Trading Standards Estate Agency and Lettings division (NTSELAT) to give consumers looking to buy a property an overview to decide whether it may suit their requirements before enquiring further. It is NOT designed to be a comprehensive description of the property. If you have specific requirements then the information above will give you some indication as to whether it MAY be suitable for you, but you should make further enquiries BEFORE you take any steps to view it or make an offer to buy it. If you have any further questions about the Property, you will find greater detail within the Buyers Information Pack, which is accessible below.

**CONTACT YOUR AGENT**  
**FOR MORE INFORMATION**