

# Required Material Information

Gazeal

- **Property Name:** 3 Pound Street Newton Abbot TQ13 8NX
- **Council Tax/Domestic Rates:** Band: NULL Amount: Year:
- **Asking price:** 275000
- **Tenure:** Freehold
- **Property construction issues?:** There are no construction issues that affect buildings insurance
- **Electricity Supply:** The property is connected via the mains and the current provider is
- **Gas Supply:** The property is connected via the mains and the current provider is
- **Water Supply:** The property is connected via the mains and the current provider is
- **Sewerage:** The property is connected via the mains and the current provider is
- **Heating:** The property has central heating, type: mains gas
- **Broadband:** The property has broadband and the current supplier is
- **Mobile signal/coverage: Supplier:** There are no cell or mobile issues
- **Parking:**
- **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?:** Yes. right of way to the rear of the property
- **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.

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**FOR MORE INFORMATION**