

Broadaford Farm, Ugborough, Ivybridge, PL21 0LD

FURTHER INFORMATION

As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you. However, we recommend that you verify any information given during the conveyance process.

Energy Performance Ratings:- Broadaford Farmhouse has an EPC rating of F with potential for C. The Annexe has an EPC rating of F also with potential for C.

Council Tax: Farmhouse Band D. Annexe Band B

Tenure: Freehold with vacant possession upon legal completion.

Construction: Traditional stone construction under a slate tiled roof.

Electric: Mains supply. Water: Mains supply. Heating: Oil fired central heating for both the farmhouse and the annexe. Sewerage: Septic tank shared with one other property. Broadband: ADSL. None currently connected to the property. Mobile signal: <https://checker.ofcom.org.uk/>

NOTE: The septic tank is situated on land which no longer forms part of the property. The seller will reserve a right to access the septic tank for the purposes of maintenance, emptying and inspection.

Parking: Off road parking.

Local Authority: South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE.
Tel: 01803 861234

DIRECTIONS

From Modbury, take the A379 towards Yealmpton. After approximately two miles, at the roundabout, take the third exit signposted Ermington. Continue along here for two and a half miles and turn left signposted to Ludbrook. Stay on this lane for just over 1 mile and at the T-Junction turn right signposted to Ugborough. After approximately 400 yds, at the green triangle, turn right and the property can be found after a short distance on the right hand side.

What3words Location: ///deadline.obligated.mimes

VIEWING

Strictly by appointment only with Luscombe Maye, Modbury 01548 830831 email modbury@luscombemaye.com

LETTINGS

<p>Newton Ferrers Newton Hill, Newton Ferrers PL8 1AA 01752 872417</p>	<p>Kingsbridge 62 Fore Street, Kingsbridge TQ7 1PP 01548 857474</p>	<p>London Mayfair Office, 41-43 Maddox Street, London W1S 2PD 020 7467 5330</p>	<p>South Brent 6 Fore Street, South Brent TQ10 9BQ 01364 646170</p>	<p>Lettings The Old Bakery, Market Street, Yealmpton PL8 2EA 01752 393330 01548 857414</p>
<p>Modbury 3 Church Street, Modbury, Ivybridge PL21 0QW 01548 830831</p>	<p>Totnes 59 Fore Street, Totnes TQ9 5NJ 01803 869920</p>	<p>Yealmpton The Old Bakery, Market Street, Yealmpton PL8 2EA 01752 880044</p>	<p>Salcombe 2 Island Square, Island Street, Salcombe TQ8 8DP 01548 843593</p>	<p> luscombe_maye  luscombe_maye  luscombemaye.com</p>

Luscombe Maye also offers an Award Winning Lettings service. Please contact Andrew or Alex on 01752 393330 or lettings@luscombemaye.com to discuss our range of bespoke services.