

Address Source: HM Land Registry	28 Long Park Modbury Ivybridge Devon PL21 0RP UPRN: 100040280678
EPC Expires soon Source: GOV.UK	Current rating: C Potential rating: B Current CO2: 2.5 tonnes Potential CO2: 0.8 tonnes Expires: 16 Nov 2024 Source: https://find-energy- certificate.service.gov.uk/energy-certificate/9338-2952- 7289-0694-9980

NTS Part A

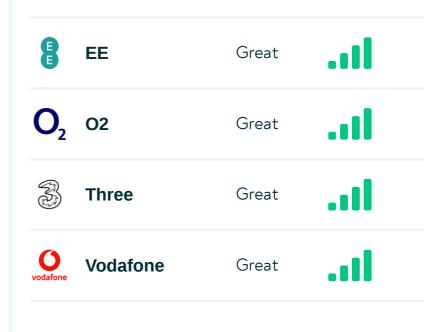
Guide price	ම	£550,000
Tenure Source: HM Land Registry		Freehold Absolute Freehold Tenure marketed as: Freehold
Local council Source: Valuation Office Agency		Council Tax band: C Authority: South Hams District Council

NTS Part B

Rooms

Construction	<u>ی</u>	Standard co	nstruction			
Property type	හ	End-terrace	, House be provided			
Parking	2	-	/eway, Private, Of e charging point: Ye			
Electricity	<u>ಲಿ</u>	Connected t Has solar pa	to mains electricit anels	у		
Water and drainage	<u>e</u>)	Mains surface	o mains water su water drainage: Ye onnected to mains	S		
Heating	•	Central heat	ting, Mains gas			
Broadband Source: Ofcom	0	The property has Superfast broadband available. The connection type is "FTTC (Fibre to the Cabinet)". These are the fastest estimated speeds predicted in this area provided by Ofcom. Actual service availability at a property of speeds received may be different.				
			MAX DOWNLOAD	MAX UPLOAD	AVAILABILITY	
		Standard	16 Mb	1Mb	 Image: A start of the start of	
		Superfast	80 Mb	20 Mb	 Image: A start of the start of	
		Ultrafast	Unavailable	Unavailable	×	

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



NTS Part C

Building safety issues	ి No	
Restrictions Source: HM Land Registry	covenants. Here is a summar Restriction: No a written consent b May 2022 The p as a private dwell the property N or annoyance to p gutters, pipes, ar	5 contains restrictions or restrictive by but a property lawyer can advise further: - ctivity on the property should be done without the by HSBC UK Bank PLC due to the charge dated 10 property cannot be used for trade or business, only linghouse, and no advertising signs are allowed on o actions on the property should cause a nuisance neighbouring owners or occupants Walls, fences, and shared pathways are to be maintained and by the respective owners.
Rights and easements	buildings or lan Yes	way through and/or across your house, d: back garden - along the permieter of the boundary

🕑 No

River and sea flooding risk: Very Low; Surface water flooding risk: Very Low; Reservoir flooding risk: Not at risk; Groundwater flooding risk: Unlikely

History of flooding

No history of flooding has been reported.

Coastal erosion risk	0	Νο
Planning and development	2	Yes Potential Bloor development. Upon notes/feedback of the consultation meeting that took place on the 27th September, planning could take up to 2 years to be approved and building another 2 No guarantees as to what will happen at this stage.
Listing and conservation	0) ()	Νο
Accessibility	ୖୄ	None
Coalfield or mining	0	No coal mining risk identified
		A mining risk (other than coal mining) has been identified A potential non-coal mining risk has been identified (landslide hazard) - a detailed search report can help to determine the impact.

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Moverly has certified this data

Accurate as of 16 Oct 2024

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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