

Toad Hall, Hazelwood, Loddiswell, Kingsbridge, TQ7 4DZ

FURTHER INFORMATION

Verified Material Information

Council tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Sewerage treatment plant (Installed in 2024)

Heating Features: Oil fired Rayburn, Wood burner and Double glazing

Broadband: ADSL copper wire

Mobile coverage: O2 - OK, Vodafone - OK, Three - OK, EE - Good

Parking: Driveway and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: The property is within an Area of Outstanding Natural Beauty

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Newton Ferrers
Newton Hill,
Newton Ferrers PL8 1AA
01752 872417

Kingsbridge
62 Fore Street,
Kingsbridge TQ7 1PP
01548 857474

London
Mayfair Office, 41-43 Maddox
Street, London W1S 2PD
020 7467 5330

South Brent
6 Fore Street,
South Brent TQ10 9BQ
01364 646170




Lettings
The Old Bakery, Market Street,
Yealmpton PL8 2EA
01752 393330 | 01548 857414

Modbury
3 Church Street, Modbury,
Ivybridge PL21 0QW
01548 830831

Totnes
59 Fore Street,
Totnes TQ9 5NJ
01803 869920

Yealmpton
The Old Bakery, Market Street,
Yealmpton PL8 2EA
01752 880044

Salcombe
2 Island Square, Island Street,
Salcombe TQ8 8DP
01548 843593

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 luscombemaye.com

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: F

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

AGENTS NOTE

The approach to the cottage is over a driveway owned by the neighbouring property, over which Toad Hall has an unlimited right of way. The property is then completely privately owned from the entrance gate into the parking area. There is the possibility to create a private access into the property, if desired and subject to any necessary planning permissions being obtained.

Photographs dated 18th June 2024

Viewing: Strictly by appointment with Luscombe Maye's Equestrian Department or our Kingsbridge Office.

Lettings: 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.