

Roughy Elk, Kingston, Kingsbridge, TQ7 4PU

MATERIAL INFORMATION

Verified Material Information

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information: <https://moverly.com/sale/9ejtCscPG1Pk1J1dJ2SLm7/view>. Alternatively, you can contact our team for this information.

Council tax band: G
 Tenure: Freehold
 Property type: House
 Property construction: Standard form
 Electricity supply: Mains electricity
 Solar Panels: Yes
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: Central heating
 Heating features: Double glazing, Underfloor heating, and Wood burner
 Broadband: FTTC (Fibre to the Cabinet)
 Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good
 Parking: Driveway and Garage
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: 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
 Coal mining area: No
 Non-coal mining area: Yes
 Energy Performance rating: D

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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.

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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