

## 11 Bigbury Court, Bigbury, TQ7 4AP

### 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.

COUNCIL TAX: Band C

TENURE: Leasehold. Lease length: 999 years from 6th April 2020.

### MAINTENANCE CHARGES

Approximately £1300 per annum which covers the ground rent, building insurance, maintenance and grass cutting of communal areas and septic tank drainage. External maintenance eg. painting is paid for by proportionate contributions.

CONSTRUCTION: Standard construction

SERVICES: Mains electricity and water. Heating: LPG Calor gas. Sewerage: Private. Broadband: ADSL. Mobile signal: <https://checker.ofcom.org.uk/>

PARKING: Off street parking, single garage.

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

VIEWING: Strictly by appointment with Luscombe Maye, Modbury 01548 830831

### DIRECTIONS

From Modbury proceed along the A379 towards Kingsbridge for 1.5 miles, and turn right at Harraton Cross for Bigbury on Sea. Follow this road for around 5 miles. On entering Bigbury village take the first left at Pond Green (signposted Easton) and take the first left into Bigbury Court. Follow the road right the way round where No.11 is in the far left hand corner.

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

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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