

61 Drake Avenue, Ivybridge, PL21 9FW

FURTHER 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/5AuWffj6LTtYNNzrAQT3F5/view>. Alternatively, you can contact our team for this information.

Council Tax band: C
 Tenure: Freehold
 Property type: House
 Property construction: Standard undefined construction
 Energy Performance rating: B
 Electricity supply: Mains electricity
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: Mains gas-powered central heating is installed.
 Heating features: None
 Broadband: FTTP (Fibre to the Premises)
 Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Great
 Parking: Driveway
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Historical flooding: No
 Flood defences: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: No

Agents Note:- There is a management fee payable annually for maintenance of the estate - Further details can be obtained from the agents.

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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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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.