

16 The Orchard, Modbury, PL21 0NQ

FURTHER 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/Ejm2gAegumVw4jgHkS5Mc2/view>. Alternatively, you can contact our team for this information.

Council tax band: B

Tenure: Leasehold

Lease length: 997 years remaining (980 years from 2008)

Ground rent: £260.99 pa

Service charge: £1160 pa

Lease restrictions: No pets

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great

Parking: Allocated and Off Street

Building safety issues: No

Restrictions - Listed Building: No

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	 luscombe_maye  luscombe maye  luscombemaye.com

Restrictions - Conservation Area: No

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: No

Energy Performance rating: C

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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.

VIEWINGS

Strictly by appointment with Luscombe Maye, Modbury 01548 830831

LETTINGS

Luscombe Maye also offers an Award Winning Lettings service. If you are considering Letting your own property, or a buy to let purchase, please contact Andrew or Alex on 01752 393330 or lettings@luscombemaye.com to discuss our range of bespoke services.