

**Marashina, Parker Road, Bigbury On Sea, Kingsbridge, TQ7 4AT**

## 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/8qAwYH58aj4kdZxKJF26Lo/view>. Alternatively, you can contact our team for this information. <https://moverly.com/sale/8qAwYH58aj4kdZxKJF26Lo/view>

Council Tax band: E

Tenure: Freehold

Property type: Bungalow

Property construction: Standard insulated concrete framework construction

Energy Performance rating: F

Number and types of room: 3 bedrooms, 2 bathrooms, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: LPG-powered central heating is installed. The system was installed at an unknown date.

Heating features: Open fire

Broadband: ADSL copper wire

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

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

<p>Newton Ferrers Newton Hill, Newton Ferrers PL8 1AA 01752 872417</p>	<p>Kingsbridge 62 Fore Street, Kingsbridge TQ7 1PP 01548 857474</p>	<p>London Mayfair Office, 41-43 Maddox Street, London W1S 2PD 020 7467 5330</p>	<p>South Brent 6 Fore Street, South Brent TQ10 9BQ 01364 646170</p>	<p>Lettings The Old Bakery, Market Street, Yealmpton PL8 2EA 01752 393330   01548 857414</p>
<p>Modbury 3 Church Street, Modbury, Ivybridge PL21 0QW 01548 830831</p>	<p>Totnes 59 Fore Street, Totnes TQ9 5NJ 01803 869920</p>	<p>Yealmpton The Old Bakery, Market Street, Yealmpton PL8 2EA 01752 880044</p>	<p>Salcombe 2 Island Square, Island Street, Salcombe TQ8 8DP 01548 843593</p>	<p> luscombe_maye  luscombe maye  luscombemaye.com</p>

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

Loft access: Yes - uninsulated and unboarded, accessed by: Drop down ladder in the hall.

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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

Viewing strictly by appointment with Luscombe Maye, Modbury 01548 830831  
modbury@luscombemaye.com

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](mailto:lettings@luscombemaye.com) to discuss our range of bespoke services.