

## 4 Wakehams Close, Modbury, Ivybridge, PL21 0RW

### 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/JWbREso93RALeuK9iF3148/view>. Alternatively, you can contact our team for this information.

#### Verified Material Information

Council Tax band: C

Property type: House

Property construction: Standard brick and block construction

Energy Performance rating: D

Number and types of room: 3 bedrooms, 1 bathroom

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only is installed.

Heating features: Night storage and Double glazing

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Driveway, Off Street, Allocated, and Garage En Bloc

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

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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: Stairlift

Coal mining area: No

Non-coal mining area: No

Loft access: Yes - insulated and unboarded, accessed by: Through a hatch

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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](mailto:modbury@luscombemaye.com)

DIRECTIONS From Luscombe Maye's Modbury office proceed along the main A379 road towards Kingsbridge. Continue along Church Street and Broad Street towards Galpin Street. Continue to the end of Galpin Street, where Wakehams Close can be located on the righthand side.

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