

**Linhay
Netton Farm
Noss Mayo
PL8 1HB**

Guide Price - £625,000

We have pleasure in enclosing our sales brochure for Linhay, which we hope may be of interest to you.

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.

Local Authority: South Hams District Council. **Council Tax:** Band E

Tenure: Freehold with common managed areas. Netton Farm Management Company. Charge covers management of common areas including Bioclere Sewage System: £463 per annum (paid quarterly)

Standard Construction

Electric: mains. **Water:** mains. **Heating:** air-source/woodburner. **Sewerage:** private.

Broadband: ADSL. **Mobile signal:** <https://checker.ofcom.org.uk/>

Parking: 2 allocated spaces

Directions: From the A379, Plymouth to Kingsbridge Road, take the B3186 signposted Newton Ferrers. Enter the village of Newton Ferrers and at The Green take the left hand fork signposted Noss Mayo/Membland. Continue down Bridgend Hill, around the hairpin bend at the head of the Creek and follow Stoke Road all the way up through Noss Mayo. About ¼ mile out of the village, take the right hand turning signposted Netton. At Netton, turn left and the entrance to the car park in on the left.

Viewing: Strictly by appointment with Luscombe Maye Newton Ferrers 01752 872417

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

If aspect, situation, or other factors are of particular importance to your decision, then please discuss these priorities with us prior to arranging an appointment to view, so as not to risk a wasted journey.

Should you wish to view the property or require any further information, please do not hesitate to contact Alex Cowe, Jane Devonshire or Kaitlyn Morton on 01752 872417.

Newton Ferrers
Newton Hill,
Newton Ferrers PL8 1AA
01752 872417

Kingsbridge
62 Fore Street,
Kingsbridge TQ7 1PP
01548 857474

London
The Mayfair Office
London W1U 3JT
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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