

57 Long Park, Modbury, PL21 0RP

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/22fw2GzPmMPczW9htyDg8d/view> Alternatively, you can contact our team for this information.

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: D

EPC rating: No Certificate

The building

Bungalow, standard brick and block construction

3 bedrooms, 2 bathrooms, 2 receptions

Accessibility adaptations: None

Loft: insulated and boarded, accessed by fitted loft ladder

Outside areas: Front garden and Rear garden

No spray foam insulation

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating, installed 1st Oct 2016

Heating features: Double glazing and wood burner

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 good, Vodafone great, Three good, EE great

Parking: Driveway

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not in a conservation area

No tree preservation order

Title register restrictions (DN201025):

- There are rules (restrictive covenants) mentioned in an old agreement from 1794. The Land Registry noted that the original document was not provided when the property was first registered, so the exact details are not fully known.

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 Transfer dated 1 September 1986 contains rules that limit what can be done with the property. These are standard for many homes and are designed to benefit the wider neighborhood.
- The current owner has made a legal promise (a covenant) to follow the rules mentioned in the property records and to take responsibility for any issues arising from them.

No environmental risks recorded
No specialist issues recorded
Onward chain: yes

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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.