

1, Moonsmead, Church Street, Modbury, Ivybridge, PL21 0QR

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/NQ2Ge9kDE1L4SMeZuJgcrm/view> Alternatively, you can contact our team for this information.

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: Not banded

EPC rating: D

The building

Semi-detached house, standard construction (Masonry walls with slate cladding on front elevation)

2 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

Loft: insulated and boarded, accessed by Fixed ladder

Outside areas: Rear garden

No spray foam insulation

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating, installed 28th Feb 2008

Heating features: Wood burner and secondary glazing

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Garage and Allocated

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Listed building 1108069: Moonsmead Church Street (North Side) Modbury. [LISTED BUILDINGS for the Parish of Modbury. Grade II, (7/137). Property above shown in the 80th List of Buildings of Special Architectural or Historic Interest for the District of South Hams. Building originally listed 26 January 1967.

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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 luscombe_maye
 luscombemaye.com

House at end of row. Possibly C17, with C19 fenestration. slate hanging, plain rendered deep flush plinth, asbestos-cement slate roof, hipped to left. Two storeys, 2 windows, all 4-pane sashes, the first floor not aligned over ground floor. Far right is glazed door with margin bars set in deep reveals, under a flimsy hood. Small brick stack centred to front eaves, and a large stack behind the hipped end. At left hand end is a slightly set back narrow section of granite wall about 3.5 metres high abutting No 26, to the left.].

Listed building 1146965: Sybils Church Street Modbury [LISTED BUILDINGS for the Parish of Modbury. Grade II, (7/138). Property above shown in the List of Buildings of Special Architectural or Historic Interest for the District of South Hams.

House and shop in row. Possibly C17, but with C19 front. Slate hanging, rendered plinth, slate roof. Two storeys, 1 window; late C19 display front with canted bay in 1:2:door:2:1 plate glass panes to wooden cornice and flat roof, glazed tile stall-board riser; central C20 glazed door. At first floor a replacement tripartite sash without glazing bars. No stacks visible. Plinth steps forward and lifts building above pavement slope. This property appears to have been built at the same time and as part of No 27 (qv) to its left. It stands behind the conduit (qv) in the street.].

In Conservation area CONSAREA_27A: Modbury.

No tree preservation order

Right of way: 2 and 3 Moonsmead and 27 Church Street have right of way through our outer hallway.

No environmental risks recorded

Specialist issues:

- Dry rot or timber treatment: Tanking of wall opposite front door
- Asbestos: Ground floor ceiling. We had to replace a section of kitchen ceiling which proved to be a low grade chrysotile.

Onward chain: no

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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.