

11 The Orchard, Modbury, Devon, PL21 0NQ

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/Tf3rW8Jcm85Rmg9uHxC19Q/view> Alternatively, you can contact our team for this information.

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: E

EPC rating: C

The building

Detached bungalow, standard brick and block construction

3 bedrooms, 3 bathrooms, 2 receptions

Accessibility adaptations: Level access

Loft access: no

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

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Driveway

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (DN542813):

- The property is subject to restrictive covenants, which are legal rules that limit what the owner can do with the land, as set out in a 2006 document.
- The owner is restricted from claiming automatic rights to light or air that might block future

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

Regulated by
 **RICS**

building on neighbouring land.

- The property does not benefit from any 'informal' rights over neighbouring land that are not specifically listed in the deeds (this is a technical exclusion of Section 62 of the Law of Property Act).
- Certain parts of the land are subject to old legal rules or agreements made before July 2004 that are still legally active.
- The property is subject to a legal right for neighbours to run utility pipes and cables under the access area, provided they repair damage and share costs.
- Neighbouring buildings have a legal right of support from this property, meaning the owner cannot do anything to the land that would undermine the stability of a neighbour's building.

No environmental risks recorded

No specialist issues recorded

Onward chain: no

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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

LETTING

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 Ellie on 01752 393330 or lettings@luscombemaye.com to discuss our range of bespoke services.