

FURTHER INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: C

EPC rating: D

The building

Mid-terrace house, standard brick and block construction

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: On Street

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 (DN195502):

- Not to carry on or allow any trade, business or manufacture on the retained land (i.e. adjoining land) — this is recorded as a covenant in transfers adjoining this property. In plain English: neighbouring landowners agreed not to run businesses that might affect this property.

- Not to do or allow anything on the retained land which may be or grow to be a nuisance or annoyance to owners or occupiers of this property. In plain English: neighbours must not create nuisances that affect you.

- To maintain the buildings on the retained land in good repair and not to do anything that will adversely affect the structural condition, support or shelter of this property. In plain English: neighbours must keep their buildings in repair and not act in a way that damages the structure or support of No. 58.

- Obligation (to those served by the passageway/courtyard/drain) to contribute to maintenance, repair and renewal costs (see ChargesAndFinancialBurdens). In plain English: shared-area repair costs must be paid by those who use them.

- Covenant in the transfer to the current proprietor to observe the covenants referred to in the

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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Charges Register and to indemnify others. In plain English: you (the owner) have promised to follow the listed covenants and to pay for any losses caused by breaching them.

No environmental risks recorded

No specialist issues recorded

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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.