

Avon Bridge, Wildbank, Aveton Gifford, Kingsbridge, TQ7 4NT

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/GWKVQRov6LbiGD5sVRwKWq/view> .

Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard brick and block construction

Energy Performance rating: D

Number and types of room: 3 bedrooms, 2 bathrooms

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Septic tank

Heating: Biomass-powered central heating is installed. The system was installed on 1 Apr 2020.

Heating features: Double glazing, Underfloor heating, and Wood burner

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - OK, Vodafone - Good, Three - Poor, EE - Good

Parking: Allocated, Driveway, Gated, Off Street, and Private

Building safety issues: No

Restrictions - Listed Building: No

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

 luscombe_maye
 luscombe_maye
 luscombemaye.com

Restrictions - Conservation Area: I'm an AONB

Restrictions - Tree Preservation Orders: None

Public right of way: Yes: There is a right of way across garden to the field beyond the garden- it is not public but just for the user of the field

Long-term area flood risk: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access shower and Lateral living

Coal mining area: No

Non-coal mining area: No

Loft access: Accessed by: Ladder from the landing upstairs- pull down loft door and ladder is on the door, the loft is not insulated or boarded.

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

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.