

Higher Colmer House, Modbury, Ivybridge, PL21 0SG

SITUATION

The property is situated just outside of the hamlet of California Cross which is well served by a service station with a well stocked general store and the popular California Inn. Just up the road you will find The Ringfeeder café, a family run business with a varied daily menu. The nearest town of Kingsbridge is located approximately 6 miles south, with the popular smaller town of Modbury being situated approximately 3 miles south-west. The A38 dual carriageway expressway, connecting to the M5 motorway and national road network, is approximately 4 miles to the north. The South Hams coastline at Bigbury, Bantham and Thurlestone is only a short distance away.

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/XwTR8kNDwHbBwqJfeiqs8r/view> Alternatively, you can contact our team for this information.

Verified Material Information

Costs and tenure

Tenure: Freehold
Council tax band: F
EPC rating: B

The building

Detached house, standard timber frame construction
4 bedrooms, 3 bathrooms
Accessibility adaptations: Wide doorways

Services

Mains electricity
No mains water
Foul drainage: Sewerage treatment plant
No mains surface water drainage
Oil central heating, installed 2nd Feb 2016
Heating features: Double glazing, solar water, underfloor heating, and wood burner
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 ok, Vodafone ok, Three great, EE great
Parking: Covered, Garage, and Driveway

Risks and restrictions

Not a listed building

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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Not in a conservation area

No tree preservation order

Title register restrictions (DN547641):

- The property is subject to any old rules (restrictive covenants) that might have been created before February 2002. Because the original paper deeds were lost in the past, the exact details of these rules are not listed, but they remain legally binding if they still apply. Restrictive covenants are usually rules that stop an owner from doing something, like building on the land or running a business from home.

- There is a standard rule (a restriction) that prevents the property from being sold or transferred without the mortgage lender's (Lloyds Bank PLC) written consent. This is a normal part of having a mortgage and ensures the loan is paid off during the sale.

Non-coal mining area: yes

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