

The property boasts exceptional energy efficiency with integrated PV solar panels, and battery storage. A meticulously maintained lawn slopes gently to the boundary, surrounded by mature trees for privacy. A sweeping driveway leads to an integrated garage, offering ample parking and storage.

MATERIAL INFORMATION

Verified Material 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/8sudtBKzsEZCQAd3FyNSyW/view>. Alternatively, you can contact our team for this information.

Council Tax band: F

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Septic tank

Heating: Oil-powered central heating is installed.

Heating features: Wood burner and Solar thermal

Broadband: ADSL copper wire

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great

Parking: Garage, Driveway, Gated, and Private

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Wide doorways

Coal mining area: No

Non-coal mining area: 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.

Viewing: Strictly by appointment with Luscombe Maye, Modbury 01548 830831

Lettings: Luscombe Maye also offers an Award Winning Lettings service. Please contact Andrew or Alex on 01752 393330 or lettings@luscombemaye.com to discuss our range of bespoke services.