



Luscombe Maye
Since 1873

Modbury, PL21 0FZ
Guide Price £450,000

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DESCRIPTION

Located in an elevated position within the bustling town of Modbury, this is a beautifully presented, spacious three-bedroom semi-detached house with a generous enclosed garden, driveway parking for 3-4 cars and a single garage.

The ground floor comprises an entrance hall, a living room, well presented with a bay window to the front, double doors open to a bright and modern kitchen with ample built in cupboards and a range of integrated appliances, vaulted ceilings. French doors lead to the rear garden and floor to ceiling windows framing enjoying the countryside views. Located off this space is the utility room with door into the cloakroom.

Stairs lead from the entrance hall to first floor landing with a cupboard housing the hot water tank. The modern bathroom offers separate bath and shower and there are two generous double bedrooms both enjoying an abundance of natural light and the rear benefiting from countryside views.

On the second floor is the master bedroom with dormer window, eaves storage, dressing room area and contemporary en-suite shower room.

Outside, the rear garden benefits from a sunny aspect is partly laid to lawn with a patio area for entertaining at the top a further area of lawn, and fully enclosed. The drive has parking for 3/4 cars and a single garage.

SITUATION

Modbury is a picturesque Georgian town situated in an 'Area of Outstanding Natural Beauty', and about 4 miles from the nearest beach. Historically it was prosperous being the local market town and a centre for the wool trade. Today there is a good range of local shops including a butcher, grocers, chemist, delicatessen, gift and antique shops. Also there is a primary school, health centre, dentist, vets and Post Office. For more comprehensive shopping, Kingsbridge is to the South and Plymouth is about 12 miles to the West. Modbury is on the main bus route and the A38 is about 5 miles away. There are coastal walks, other beaches and coves, with sailing at Salcombe and Newton Ferrers.

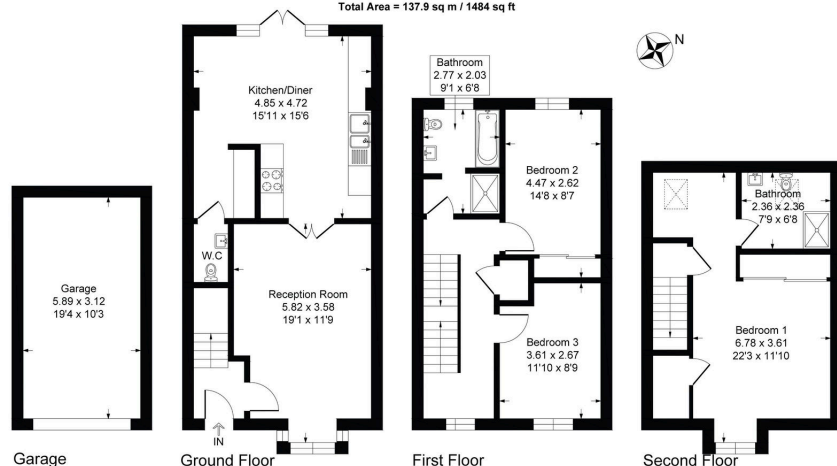


25 Higher Green Park, Modbury, PL21 0FZ

Approximate Gross Internal Floor Area = 119.5 sq m / 1286 sq ft

Garage Area = 18.4 sq m / 198 sq ft

Total Area = 137.9 sq m / 1484 sq ft



- Three double bedrooms
- Countryside views
- Enclosed rear garden
- Modern finishes throughout
- South west facing garden.
- Driveway parking for 3-4 cars
- Walking distance to town centre
- Single garage
- Spacious accommodation
- Beautifully presented throughout

