



Luscombe Maye
Since 1873

Moyles Park, Modbury, PL21

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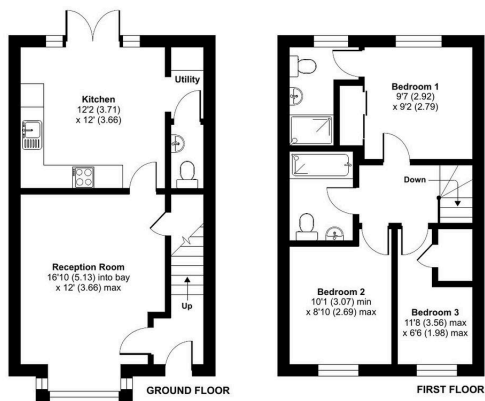
DESCRIPTION

Built in 2017 to a high standard, 3 Moyles Park is a superbly presented three bedroom home offering bright, spacious interiors and a layout perfectly suited to modern family life. Situated in a sought after development within easy walking distance of Modbury's school and town centre amenities, this property is ideal for those seeking a stylish, move in ready home in a thriving South Hams community. The front door opens into a generous and welcoming hallway with stairs riding to the first floor and door leading into the living room, featuring a bay window to the front which fills the space with natural light and a large under stairs storage cupboard. This room flows seamlessly into a beautifully designed kitchen and dining area, creating a sociable heart to the home. The kitchen is comprehensively fitted with modern units and benefits from patio doors that lead directly into the rear garden, bringing in even more natural light and allowing easy access for outdoor dining and entertaining. Off the kitchen is a separate utility area, with plumbing for a washing machine. A cloakroom with WC and hand basin completes the ground floor accommodation. Upstairs, the home offers three well proportioned bedrooms. The master bedroom is positioned at the rear of the property and overlooks the pretty garden and it enjoys the convenience of double fitted mirrored wardrobes and a stylish en-suite shower room. The second bedroom is a good-sized double with lovely views across the surrounding countryside, while the third bedroom, a smaller double, includes a built-in storage cupboard and would work equally well as a guest room, nursery or home office. A modern family bathroom with a bath and shower over serves the additional bedrooms. Outside, the rear garden is a charming and well-maintained space, featuring areas of lawn along side attractive flower borders. A pedestrian gate at the far end provides access to the garage, which includes an up-and-over door and useful storage space in the eaves. Parking is also available in front of the garage. There is a further gate to the side of the house allowing for access from the garden, around to the front of the house. 3 Moyles Park offers a rare opportunity to acquire a modern, light-filled home in a well-regarded location. With its immaculate presentation, practical layout and proximity to Modbury's school, shops and countryside walks, it is a home that combines comfort



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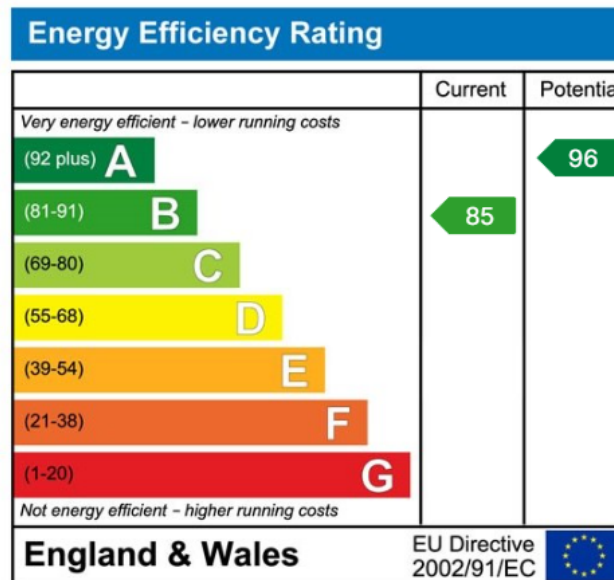
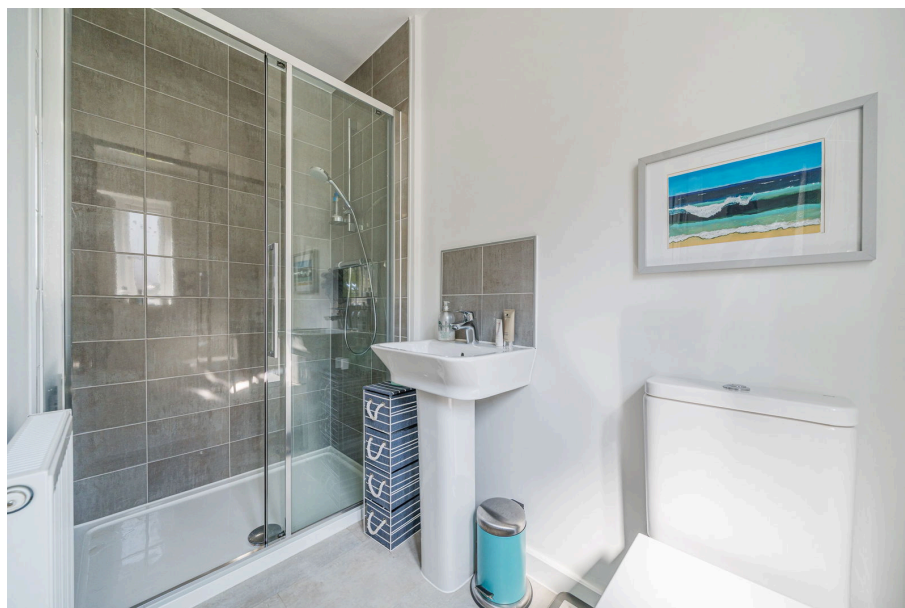
Approximate Area = 879 sq ft / 81.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Luscombe Maye. REF: 1331913



- Immaculately presented family home
- Spacious living room with bay window
- Separate utility room and ground floor cloakroom
- Family bathroom with bath and shower over
- Single garage with storage
- Walking distance to Modbury town centre and primary school
- Bright, modern kitchen/diner with patio doors to garden
- Master bedroom with en-suite shower room
- Pretty rear garden with lawn and flower borders
- No onward chain



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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