



Luscombe Maye
Since 1873

Church Street, Modbury, PL21

£325,000

4 2 1



20 Church Street is a character property boasting bay windows and high ceilings. The accommodation offers entrance hall, living room with bay window, dining room, kitchen with access to the garden and downstairs bathroom. The first floor has four bedrooms, all of generous proportions, especially the principle bedroom which also has built in storage and ensuite. Bedroom three has French doors providing access to the rear garden.

The property benefits from a walled rear garden which consists of a large lawn and is accessed from the first floor.

FURTHER INFORMATION

Council Tax: Band C

Tenure: Freehold

Construction: Standard construction

Electric: Mains. Water: Mains. Heating: Mains gas. Sewerage: Mains. Broadband: ADSL. Mobile signal: <https://checker.ofcom.org.uk/>

Parking: On street

LOCAL AUTHORITY & COUNCIL TAX

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

VIEWINGS

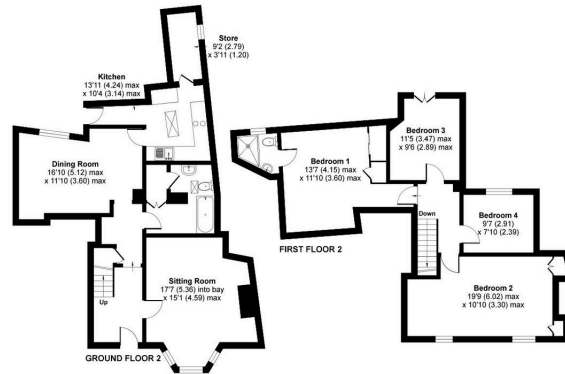
Strictly by appointment with the Sole Agents, Luscombe Maye of 3 Church Street, Modbury TQ7 1PP. Telephone 01548 830831 or email modbury@luscombemaye.com to arrange an appointment to view.





Church Street, Modbury, Ivybridge, PL21

Approximate Area = 3806 sq ft / 353.5 sq m
Annexe = 787 sq ft / 73.1 sq m
Outbuilding = 119 sq ft / 11 sq m
Total = 4712 sq ft / 437.6 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: 1341027



- Three/four bedroom mid-terrace house
- Character features
- Spacious accommodation
- No onward chain
- Enclosed rear garden
- Walking distance to amenities
- Views towards the church

