



Luscombe Maye

Since 1873

7 The Priory, Modbury, PL21 0TL

Guide Price £275,000

3 1 1



A three bedroom detached bungalow with gardens, garage and driveway parking, occupying a desirable position within The Priory in Modbury. Offered for sale by formal tender and requiring modernisation throughout, this is a rare opportunity to create a lovely home to your own taste and specification.

7 The Priory is offered for sale by Formal Tender (unless sold prior).

The deadline date for the submission of tenders is Wednesday 9th December 2026 at 12 noon and all tenders must be submitted to Luscombe Maye Offices of 3 Fore Street, Modbury, PL21 0QW in a sealed envelope clearly marked '7 The Priory'. Buyers who wish to submit a tender will be required to complete and sign the tender form and provide any supporting documentation as detailed within the Legal Pack available from the solicitor acting for the seller (see Legal Pack below).

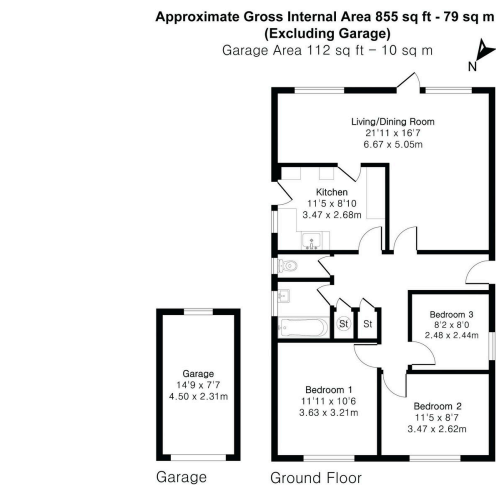
Any tender by the deadline date received will be subject to contract. Prospective purchasers should be aware that upon acceptance of their tender offer, a 10% deposit of the agreed sale price will be payable to the agent acting for the seller (or via their own solicitor), within 24 hours of written acceptance of their offer; failure to do so may result in the tender being rejected.

Should a tender be acceptable to the seller and the 10% deposit received within the time frame outlined above, this will then constitute an exchange of contracts and be treated as a binding contract and legal completion and payment of the balance of the purchase price will follow approximately 28 days later or by the time frame set out in the legal pack.

If the deposit is failed to be presented by the successful tender, then the Formal Tender Conditions will not be met and this will result in the tender being rejected. Moreover, the successful purchaser will be liable to pay the sum of £3000, plus VAT, as an administration fee in addition to their tender price on completion.

Please note, the seller does not undertake to accept the highest or any of the offers and the seller reserves the right to withdraw, alter or amend the way in which the land is offered for sale.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



- Detached bungalow
- Popular location in Modbury
- 3 bedrooms
- Driveway parking
- Garage
- Front and rear gardens
- Excellent renovation opportunity
- No onward chain
- For sale by formal tender
- Closing date for tenders 9th December 2026 at 12 noon

