



Connells

Colmer Estate
Modbury Ivybridge

Colmer Estate Modbury Ivybridge PL21 0SG

for sale offers in excess of
£185,000



Property Description

A charming two-bedroom cottage nestled in the picturesque Colmer Estate, located in the idyllic town of Modbury, South Devon. This delightful cottage offers a tranquil retreat for those seeking a peaceful getaway amidst the beauty of the South Hams countryside.

The cottage boasts a bright and inviting atmosphere, with its tastefully decorated interiors and comfortable furnishings. The open-plan living area provides a warm and welcoming space, perfect for relaxing after a day of exploration. The well-equipped kitchen offers all the amenities needed to prepare delicious meals.

The two bedrooms offer a comfortable haven for a good night's sleep. Each room is thoughtfully designed, with ample storage space and cozy beds to ensure a restful stay. Wake up to the gentle sounds of nature and start your day with a cup of coffee on the cottage's private patio, overlooking the stunning 28 acres of countryside including lakes, woodland/meadows, children's playground and walled gardens.

One of the highlights of this cottage is its access to the fantastic amenities of the Colmer Estate. Tennis enthusiasts will delight in the presence of well-maintained tennis courts, offering the opportunity for friendly matches or leisurely rallies. For those who enjoy fishing, the estate features a serene fishing lake, where you can spend hours casting your line. Additionally benefiting from an indoor heated and outdoor swimming pools.

Leasehold Information

Leasehold with a 999 year lease from 1998 together with a 5% sharehold of the management company. The property can be occupied upto 360 days a year.

Further Information

New double glazed windows October 2020
New living area wood floor September 2021
New electric boiler October 2022

Service Charge

SERVICE CHARGE The service charge is payable in two six monthly instalments, October and April and is currently £5115 per annum. There is an additional £1250 per annum which includes the capital fund, contingency fund, communal grounds and pool maintenance and water treatment.

Living Room

18' 4" x 16' 6" (5.59m x 5.03m)

Bedroom One

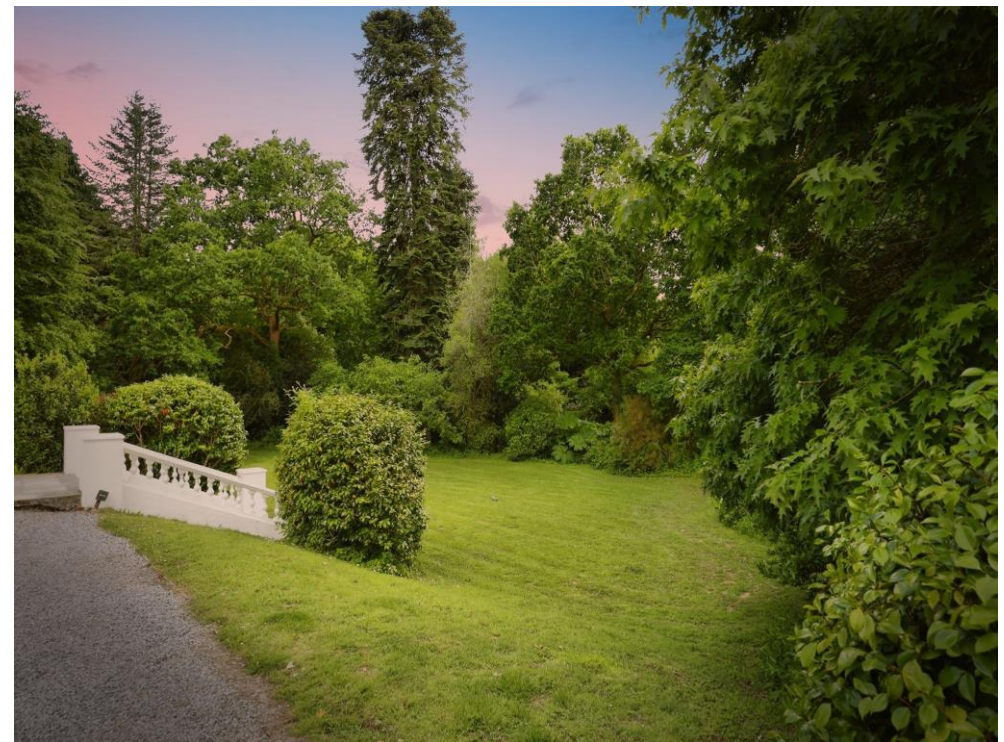
9' 5" x 9' 1" (2.87m x 2.77m)

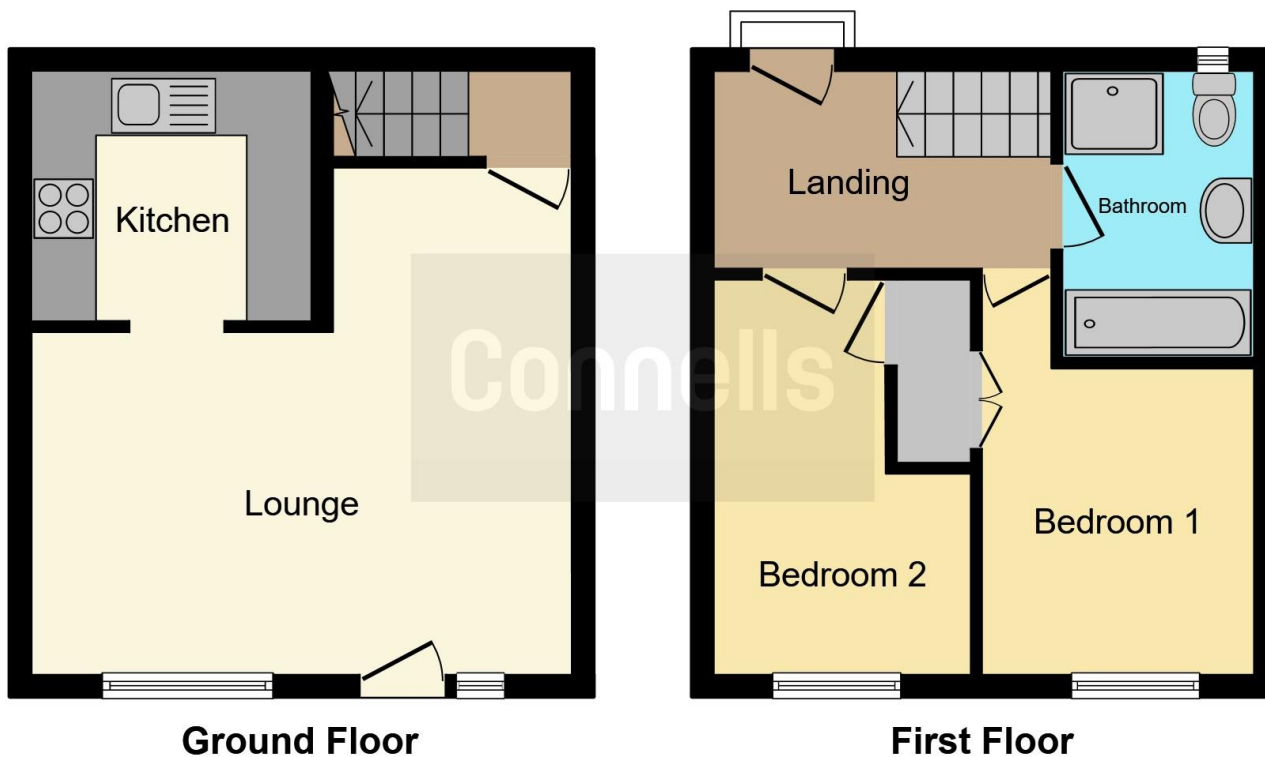
Bedroom Two

12' 1" x 6' 8" (3.68m x 2.03m)

Swimming Pools

There is an outdoor and indoor swimming pool, with use all year round.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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11 Glanvilles Road Glanvilles Mill
 IVYBRIDGE PL21 9PS

EPC Rating: E

Council Tax
 Band: Deleted

Service Charge:
 5115.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/IVY306603

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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