



Connells

. Green Hill
Modbury Ivybridge

. Green Hill Modbury Ivybridge PL21 0TB

for sale offers in excess of
£600,000



Property Description

Connells are proud to present this stunning detached bungalow that houses 4 generous sized bedrooms, an ensuite, and sits on a large plot! Located on the edge of the beautiful countryside village of Modbury, you are a stones throw away from the local beaches and scenic walks of the South Hams.

Upon arrival, you are greeted by an abundance of space that offers parking for several cars, plenty of greenery, and a separate Garage. With far reaching views on either side of the property, you always have somewhere to enjoy your surroundings and take in the local scenery.

Inside the property you will be greeted by a glass porch and large entrance hall that provides access to all rooms. The lounge allows plenty of sunlight and also features a serving hatch into the Kitchen space. The kitchen provides a large amount of work top space, whilst also housing several integrated features, the separate utility is a great example of the storage space provided and the potential this property has to offer.

The four bedrooms are all very spacious and have different storage options, bedroom 3 also has an ensuite which is an addition to the family bathroom. There is potential for growth and modernisation which makes this property a great investment and Connells recommend a viewing to appreciate the property in full!

Entrance Porch

Double glazed window to front and sides, space for shoes and coat rack.

Entrance Hall

Door access to lounge/kitchen/bedrooms/bathroom. Electric radiators x2.

Lounge

21' max x 13' max (6.40m max x 3.96m max)

Double glazed window to front and side, french doors to front, serving hatch to rear of room, storage heater.

Kitchen

13' max x 13' max (3.96m max x 3.96m max)

Window to rear, wall and base mounted units, door access to utility, integrated oven and hob, space for appliances, serving hatch into lounge, storage heater.

Utility Room

13' 1" max x 3' 1" max (3.99m max x 0.94m max)

Patio door access to front, Double glazed window to rear and side, consumer unit.

Bedroom 1

15' 2" max x 11' 9" max (4.62m max x 3.58m max)

Double glazed window, storage heater

Bedroom 2

11' 1" max x 10' 4" max (3.38m max x 3.15m max)

Double glazed window to front, storage heater.

Bedroom 3

11' max x 9' 1" max (3.35m max x 2.77m max)

Double glazed window to side, door access to ensuite, storage heater, Double doors to cupboard.

En-Suite

Obscured window to rear, wash hand basin, WC, shower cubicle, storage heater.

Bedroom 4

10' max x 11' max (3.05m max x 3.35m max)

Double glazed window to rear, storage heater, L-shaped wardrobe unit.

Bathroom

10' 4" max x 8' 2" max (3.15m max x 2.49m max)

Obscured window to rear, wash hand basin, WC, Bath, Shower cubicle.

Garage

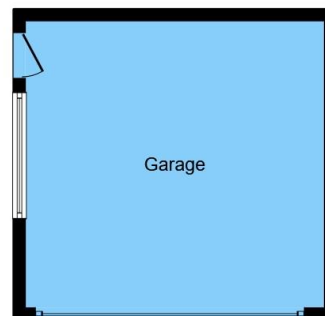
17' 1" max x 16' 7" max (5.21m max x 5.05m max)

Provides power, up and over door.





Floor Plan



Garage

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

T 01752 345 135
E plympton@connells.co.uk

110 Ridgeway Plympton
 PLYMOUTH PL7 2HN

EPC Rating: D Council Tax
 Band: F

view this property online connells.co.uk/Property/IVY306789

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: IVY306789 - 0019

