

4 MOYLES PARK



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

4 MOYLES PARK

AT A GLANCE

A wonderful three-bedroom semi-detached home, located in a popular residential area of Modbury. Offering a bright sitting room with bay window, a contemporary kitchen/breakfast room, three bedrooms including a master with ensuite, and a modern family bathroom.

ACCOMMODATION

The entrance hall features stairs leading to the first floor. The sitting room is bright and spacious, with a delightful front-aspect box bay window and access to an under-stairs storage cupboard.

The contemporary kitchen/breakfast room enjoys a rear aspect with garden views and double doors opening onto a charming patio. The modern kitchen offers a range of matching base and wall units, integrated appliances including an electric oven and hob, fridge-freezer, and space for a dishwasher.

Off the kitchen is a useful utility area, with space and plumbing for a washing machine and wall-mounted cupboards. A guest cloakroom is accessed from the utility area.

The master bedroom overlooks the rear garden and benefits from fitted wardrobes and a stylish en suite, featuring a generous walk-in shower, WC, and basin. Bedrooms 2 and 3 both enjoy front-facing windows, with bedroom 3 also featuring a storage cupboard over the stairwell. The family bathroom includes a bath with shower overhead, WC, and basin.

OUTSIDE

To the front of the property is a delightful garden with decorative chippings and planted shrubs, with steps leading up to the entrance under a storm porch.

The rear garden is beautifully presented and enclosed by timber fencing. It features a charming patio area, perfect for alfresco dining, with steps leading up to a lawn area and planted borders. A pedestrian gate provides access to the parking area and garage.



PROPERTY DETAILS

Property Address

4 Moyles Park, Modbury, Ivybridge, Devon, PL21 0FF

Mileages

Kingsbridge 8 miles, A38 5.5 miles, Plymouth 12 miles (distances approximate)

Services

All mains connected. Gas central heating.

EPC Rating

Current: 85, Potential: 96

Council Tax Band

C

Tenure

Freehold

Authority

South Hams District Council

Key Features

- Walking distance to the local school, gym and other amenities
- Sought after residential area
- 3 bedrooms
- Well-presented throughout
- Enclosed rear garden
- Garage and off-street parking

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

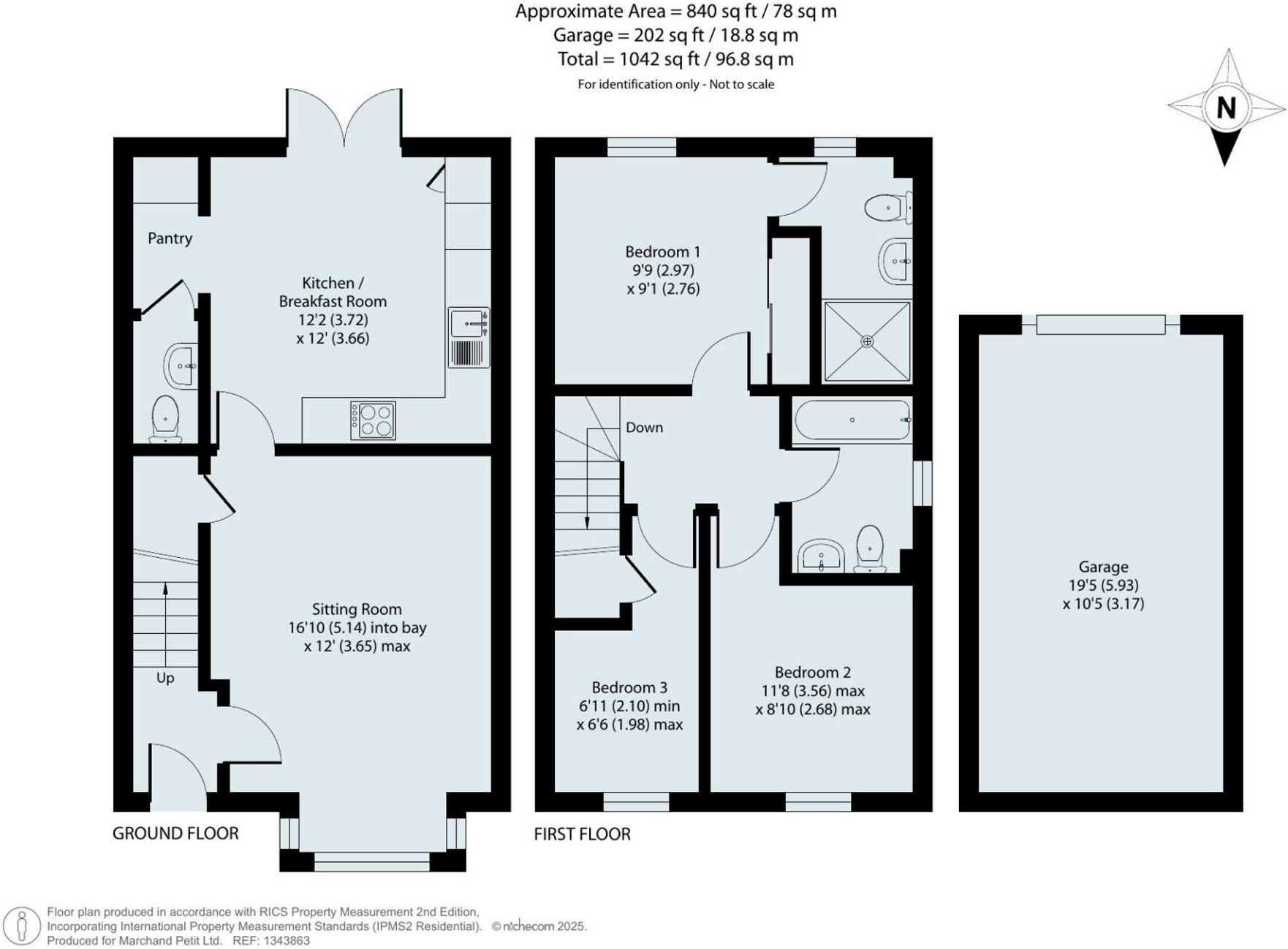
From our Modbury office proceed up Broad Street into Church Street. Continue up the hill and follow the road round to the left. Turn right onto Lanveoc Way, then left onto Little Orchard Close, left again onto Moyles Park and the property can be found on your left.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Modbury. Tel: 01548 831163.



FLOOR PLAN



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