

3 BURNS COTTAGES MODBURY



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

3 BURNS COTTAGES

DESCRIPTION

This delightful home is situated in the heart of Modbury, just moments from the town's central amenities. Beautifully presented throughout, the property offers three bedrooms, a spacious sitting/dining room, a well-appointed kitchen, a family bathroom, a master ensuite, and a guest cloakroom. To the rear, there is a small courtyard garden, and the property also benefits from allocated parking.

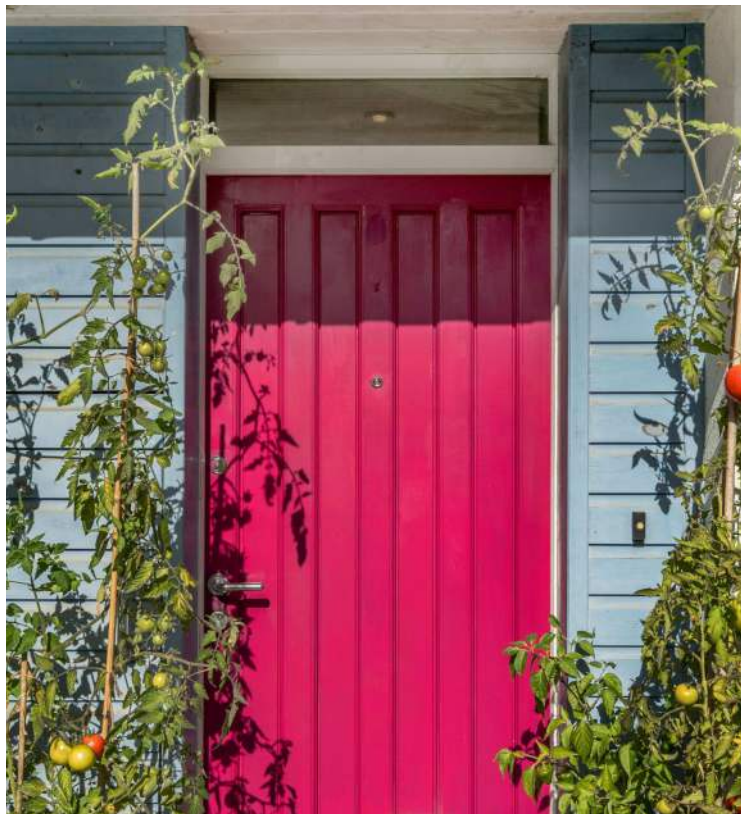
ACCOMMODATION

Upon entering the property, the inner hall provides access to a guest cloakroom and leads into the inviting ground floor living area. To the right, the front-aspect kitchen is fitted with a range of units and offers space for white goods. The main living space is arranged in an L-shape, incorporating both dining and sitting areas, with stairs rising to the first floor. Double doors at the rear open out to the courtyard garden, creating a bright and sociable space.

Upstairs, there are three bedrooms and a family bathroom. The principal bedroom, with a front aspect and a charming box bay window, benefits from an en-suite shower room with a shower, WC, and basin. Bedrooms two and three enjoy side and rear aspects respectively, with one currently used as a study. The family bathroom comprises a bath with shower over, WC, and basin.

OUTSIDE

To the rear of the property is a charming paved courtyard, offering a private and low-maintenance outdoor space. Allocated parking is conveniently located at the end of the cottages.



PROPERTY DETAILS

Property Address

3 Burns Cottages, Burns Lane, Ivybridge, Devon, PL21 0PZ

Mileages

Kingsbridge 8 miles, Devon Expressway (A38) 5.5 miles, Plymouth 12 Miles (distances approximate).

Services

All mains connected. Gas central heating.

EPC Rating

Current: C, Potential: B

Council Tax Band

C

Tenure

Freehold

Authority

South Hams District Council.

Key Features

- Located in the heart of Modbury
- A delightful end of terrace home minutes from amenities
- 3 bedrooms
- Bathroom and ensuite
- Small courtyard
- Allocated 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 Broad Street, in the heart of Modbury, proceed down the hill and left onto Burns Lane at the Co Op store, where the property is located on the left.

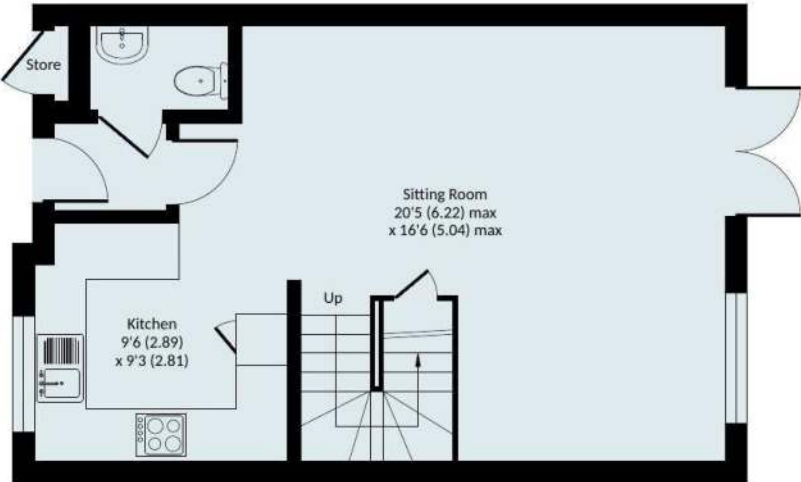
Viewing

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

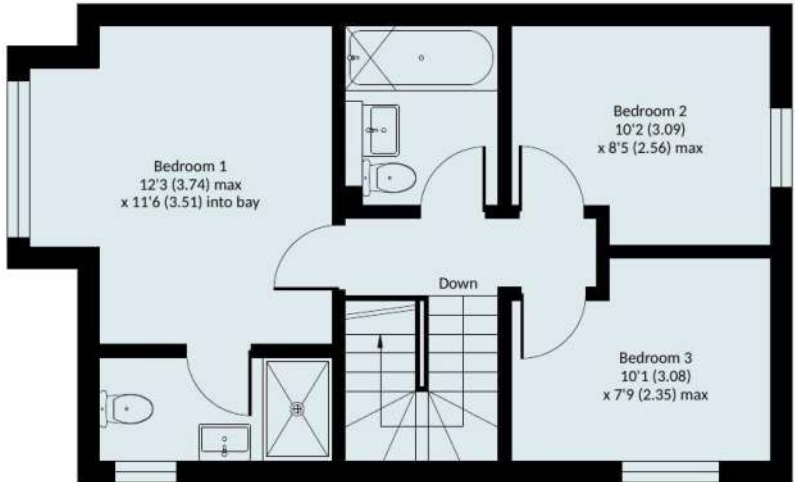


FLOOR PLAN

Approximate Area = 861 sq ft / 79.9 sq m (excludes store)
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Marchand Petit Ltd. REF: 1359096



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.