

# 2 PALM CROSS MODBURY



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



## 2 PALM CROSS

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This delightful home, located in the heart of Modbury, offers the best of both worlds, being conveniently situated just a few steps from the high street and benefiting from a walled south facing garden. It is now being offered on the market for the first time in 25 years. The property has been thoughtfully extended during our client's ownership and provides light and airy accommodation with a free-flowing layout.

The front door opens into a cosy sitting room with a log burner, with doors leading into a wonderfully spacious second reception room and the kitchen. The kitchen area continues into a sunroom, providing plenty of space for family dining. It has been fitted with a range of units and includes space for a breakfast table and chairs. Also downstairs is a lovely shower room as part of the new extension.

The bedroom accommodation is generous in proportion, with three double bedrooms plus a spacious family bathroom. The master bedroom enjoys a superb aspect with far-reaching views over Modbury. The property further benefits from a useful utility area and a spacious home office.

Outside, the south-facing garden is a particular feature of the home and provides a perfect space for entertaining family and friends. From the rear of the garden a gate leads to a private parking space and garage.

Modbury is a picturesque Georgian town situated in an 'Area of Outstanding Natural Beauty', and is only about 4 miles from the nearest beach. Some two hundred years ago it was extremely prosperous being the local market town and a centre for the wool trade. Today there is a good range of local shops including a butcher, baker, grocers, hardware store, chemist, delicatessen and a number of cafes, gift shops and art galleries. Modbury received world wide media coverage when it became the first town in Europe to become plastic bag free. Other amenities include a primary school, health centre, dentist, veterinary surgery and mobile library and Lloyds bank. For more comprehensive shopping, Kingsbridge is to the South and Plymouth is about 12 miles to the West. Modbury is on the main bus route and is also only about 5.5 miles from the A38. Nearby there are fine cliff top and coastal walks, other beaches and coves, with sailing at Salcombe and Newton Ferrers, 18 hole golf courses at Thurlestone and Bigbury and Dartmoor National Park is several miles to the North.





# PROPERTY DETAILS

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## Property Address

2 Palm Cross, Modbury, Devon, PL21 0QZ

## Mileages

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

## Services

Mains electricity, water, gas and drainage. Gas-fired boiler supplying hot water and central heating.

## EPC Rating

Current: 67, Potential: 84

## Council Tax Band

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## Tenure

Freehold

## Authority

South Hams District Council

## Key Features

- Delightful home in the heart of Modbury.
- 3/4 Bedroom house.
- Parking and garage.
- Period property.
- Light and airy sun room with bi-folding doors leading onto the garden.
- Located in the well-loved town of Modbury.
- First time on the market for 25 years.

## 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

Leaving your car in the Modbury car park, walk up Church Street towards Yealmpton. Just beyond the War Memorial the property will be found on the left hand side.

## Viewing

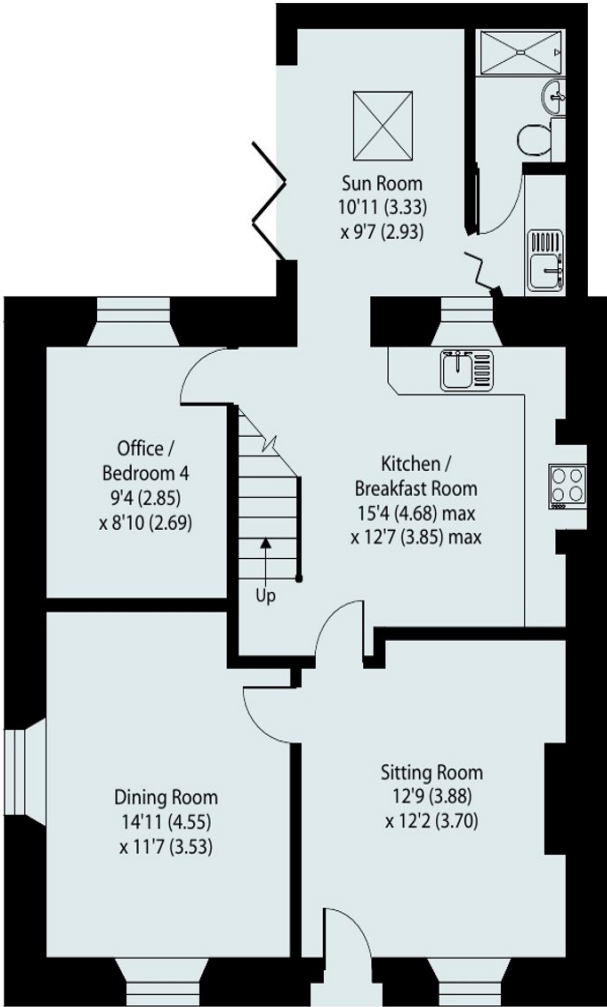
Strictly by appointment with the sole agents, Marchand Petit, Modbury. Tel: 01548 831163.



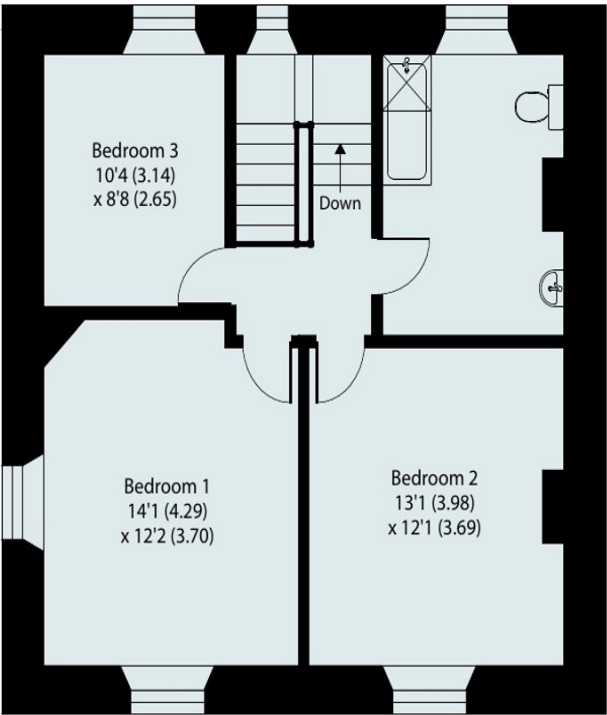


# FLOOR PLAN

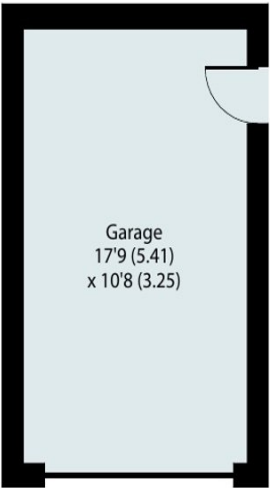
Approximate Area = 1407 sq ft / 130.7 sq m  
Garage = 190 sq ft / 17.6 sq m  
Total = 1597 sq ft / 148.4 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Marchand Petit Ltd. REF: 1382428

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