

3 PARK COTTAGES UGBOROUGH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

3 Park Cottages | Ugborough Devon | PL21 0NR

Tucked away in the heart of Ugborough, this delightful semi-detached home is light and airy, with lovely valley views from the first-floor accommodation.

The front door opens into an entrance hall with stairs rising to the first floor. The sitting room offers comfortable family living space and benefits from dual-aspect windows, enhancing the bright, open feel. From the hallway, doors lead to the family bathroom and the kitchen, which provides space for appliances and has a door opening out to the sunny garden.

Upstairs, there are three bedrooms.

Outside, the landscaped garden is a gardener's paradise, featuring an abundance of shrubs and trees, along with a pond. The garden is mainly laid to gravel and includes a summer house to the rear of the home. The property also benefits from off-road parking for one car.

Ugborough is a charming old South Hams village set in beautiful countryside, mentioned in the Domesday Book, with a long history dating back to Saxon times. Today, it offers a primary school and a restaurant/pub, while the 12th-century church flanks one end of the large village square, where the annual fair is still held. For more comprehensive shopping, Ivybridge lies to the west, Modbury to the south, and Plymouth is within easy commuting distance via the A379 or A38. The Salcombe and Yealm estuaries are close by, providing water sports facilities.

DEVON COVENANT

Please note a Devon covenant applies on this property: This house can only be purchased by someone who has either lived or worked in Devon for the three years prior to purchase

Modbury Office
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4 Broad Street, Modbury, PL21 0PS



Property Details

Services:	Mains electricity, water and drainage. Gas Fired Central Heating
EPC Rating:	Current: D (66) Potential: C (75)
Council Tax:	Band D
Tenure:	Freehold (subject to Devon Covenant)
Authority:	South Hams District Council

Key Features

- Bright and airy semi-detached home tucked away in central Ugborough
- Dual-aspect sitting room offering comfortable family living space
- Kitchen with space for appliances and direct access to the sunny garden
- Three bedrooms upstairs with valley views from the first-floor accommodation
- Landscaped garden with shrubs, trees, pond and summer house, plus off-road parking for one car

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

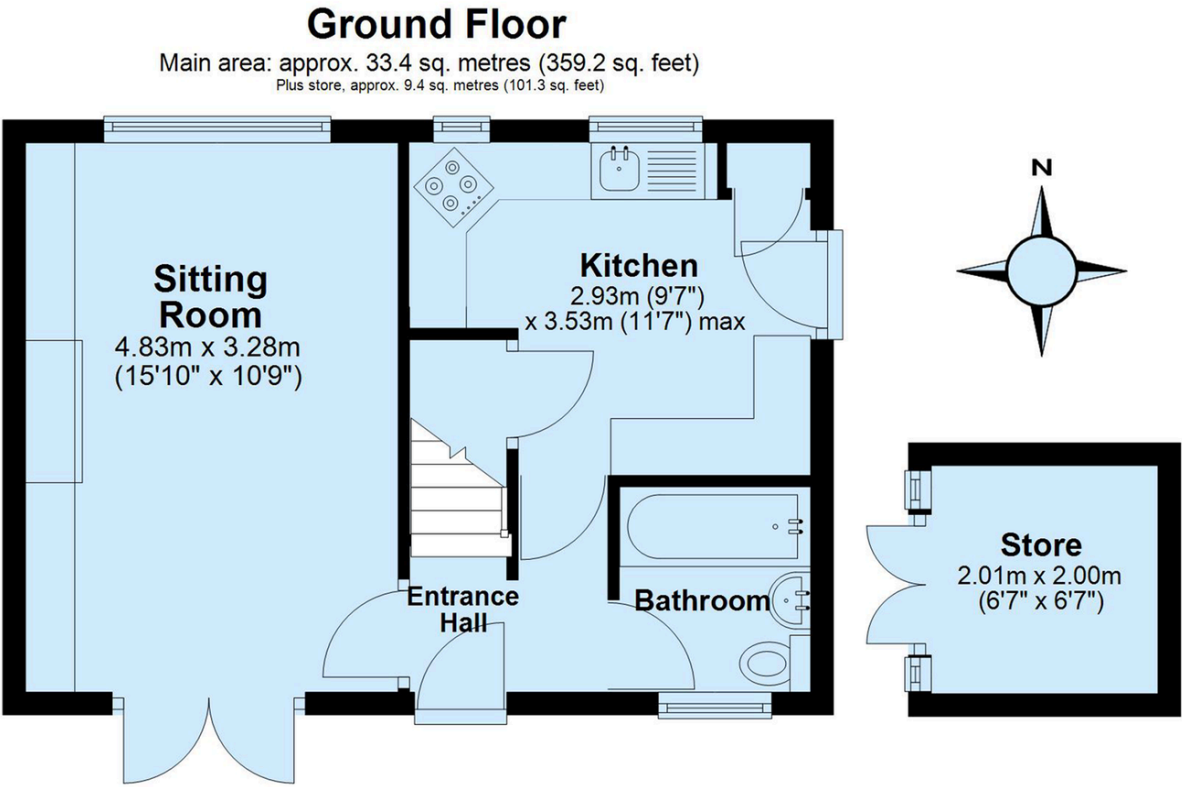
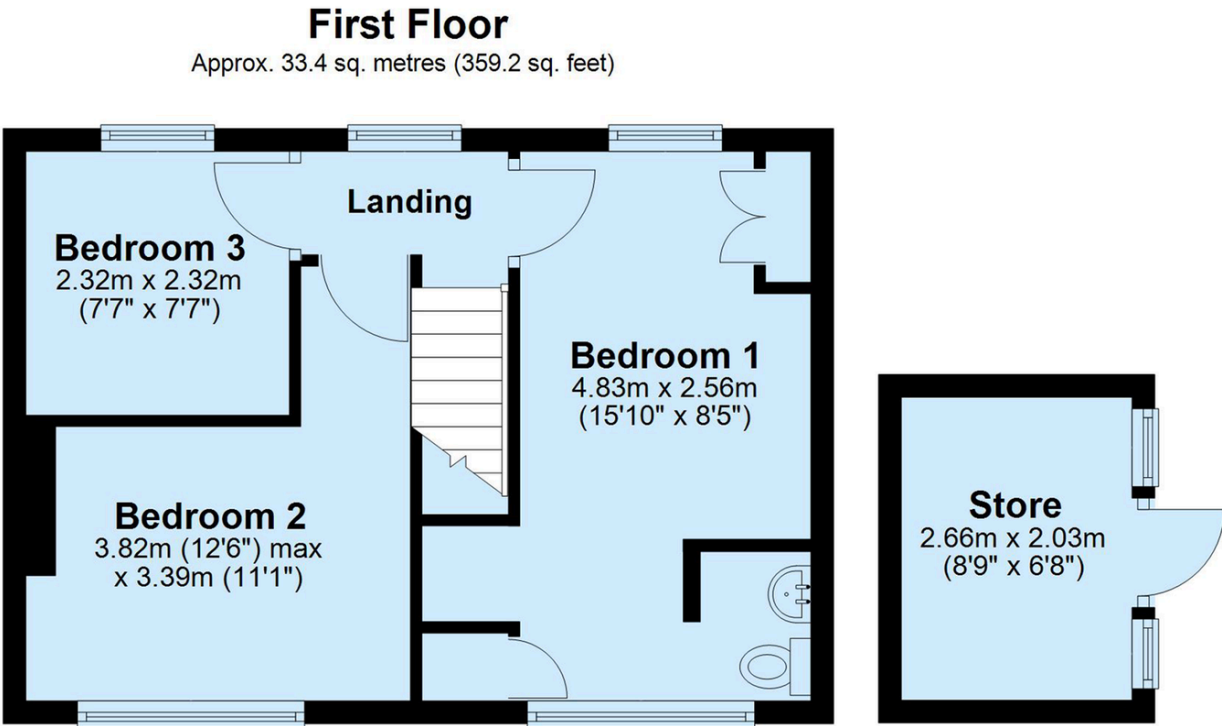
From our Modbury office take the A379 towards Plymouth and continue along this road for about two miles. At Flete House, turn right, and then right again onto the A3121, signposted to Ermington and Ugborough. After approximately 3 miles take the left hand turning signed to Ugborough and follow this road into the village. Just upon reaching The Square, turn left onto to Park Cottages and the property can be found on the right hand side

Viewing

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



FLOOR PLAN



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.