

Lower Green Park,  
Modbury, PL21 0FU

Guide Price £595,000



4



1



3

Immaculately presented  
detached house

Views to Dartmoor

4 double bedrooms (2 en-suite)

Kitchen/diner

Enclosed garden

EPC Rating B





## DESCRIPTION

Beautifully presented throughout, this modern, four bedroom detached family home, is tucked away in a popular Cul-de-Sac in Modbury.

A sheltered porch entrance leads into the open and spacious hallway with a staircase rising to the first floor and doors to the living room, kitchen/diner and cloakroom. The well proportioned living room features an elegant bay window with bespoke shutters giving a modern yet traditional feel. Across the hallway is the open plan kitchen/diner, a generous space perfect for family and entertaining, with the dining area looking out through the French doors that lead out to the rear garden. The kitchen is fitted with a comprehensive range of units with integrated appliances including induction hob, double oven, fridge/ freezer and a dishwasher. A further door leads to the utility room with worktop and small window, plumbing for a washing machine and further space for a tumble dryer or an additional under counter fridge or freezer. On one side is a double glazed back door to the rear garden and on the other, a fire door to the integral garage that has partially been converted to a home office with ample worktop space, heating, lighting and electricity. A further fire door leads to the front section of the garage, currently used for storage.

A turned staircase from the hall, leads you to the first floor galleried landing. To the front of the house are two double bedrooms, one with a built in wardrobe and an en-suite shower room. Both bedrooms enjoy far reaching views towards Dartmoor. To the rear of the house are two further double bedrooms, one being double aspect and benefitting from fitted wardrobe cupboards and an en-suite shower room.

The family bathroom benefits from a panel enclosed bath, separate walk in shower, wash hand basin and WC. An airing cupboard on the landing, with immersion heater finishes off the first floor.

## OUTSIDE

The property enjoys a tucked away location at the end of a cul de sac and it situated on a good sized corner plot with a south facing garden. French doors from the kitchen/dining room open out onto an large level paved patio area ideal for outside dining with steps leading up to a large level lawned garden with a further seating area beside a large timber garden shed for storage. To one side of the house is a greenhouse along with a number of raised beds ideal for growing vegetables or flowers, beyond which is an area ready to create a raised decked seating area which will take full advantage of the lovely views and providing a useful storage area beneath. To the front of the property is a large parking area suitable for a number of vehicles.

## LOCATION

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, chemist, delicatessen and a number of gift and antique shops. Other amenities include a primary school, health centre, dentist, veterinary surgery and mobile library. 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 five 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.

## SERVICES

All mains services are connected. Mains gas fired central heating.

## TENURE

Freehold

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel 01803 861234

## COUNCIL TAX

Band E

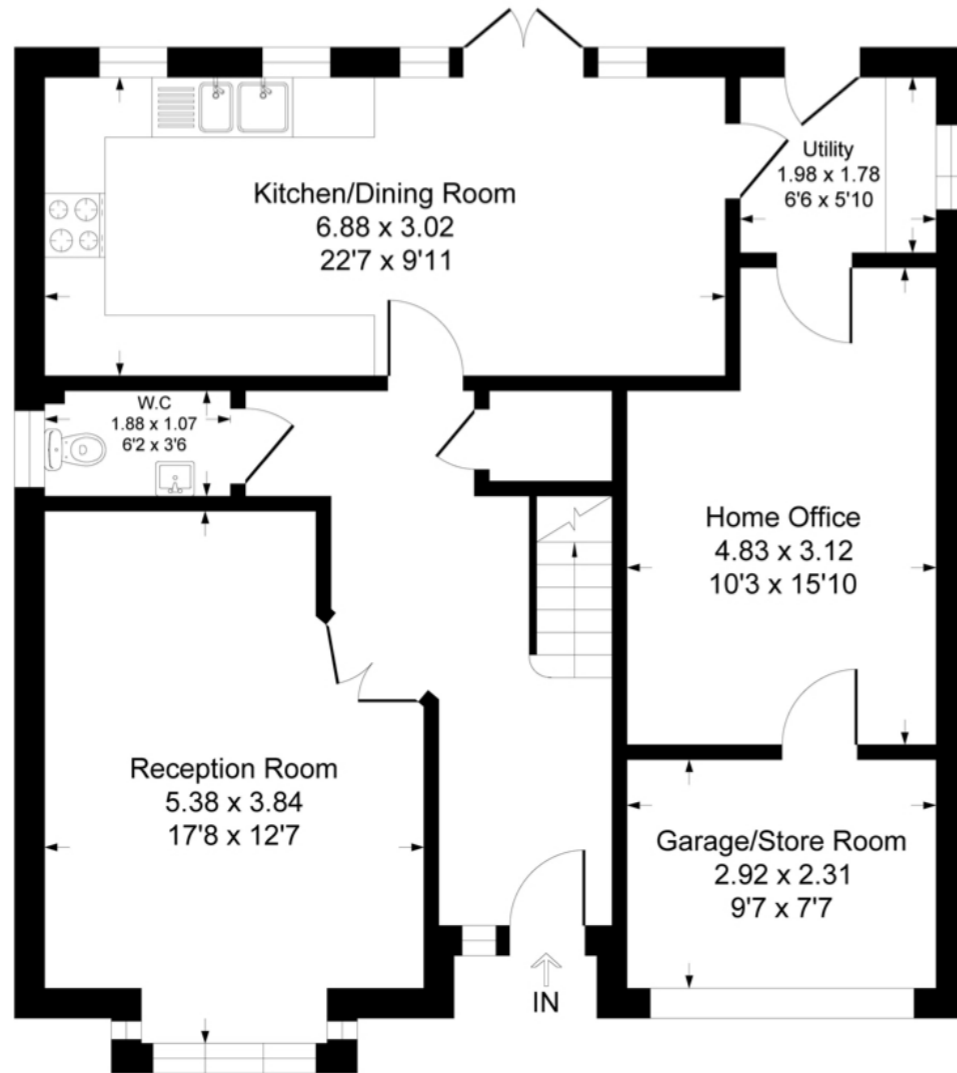
## VIEWINGS

Viewing strictly by appointment with Luscombe Maye, Modbury 01548 830831  
modbury@luscombemaye.com

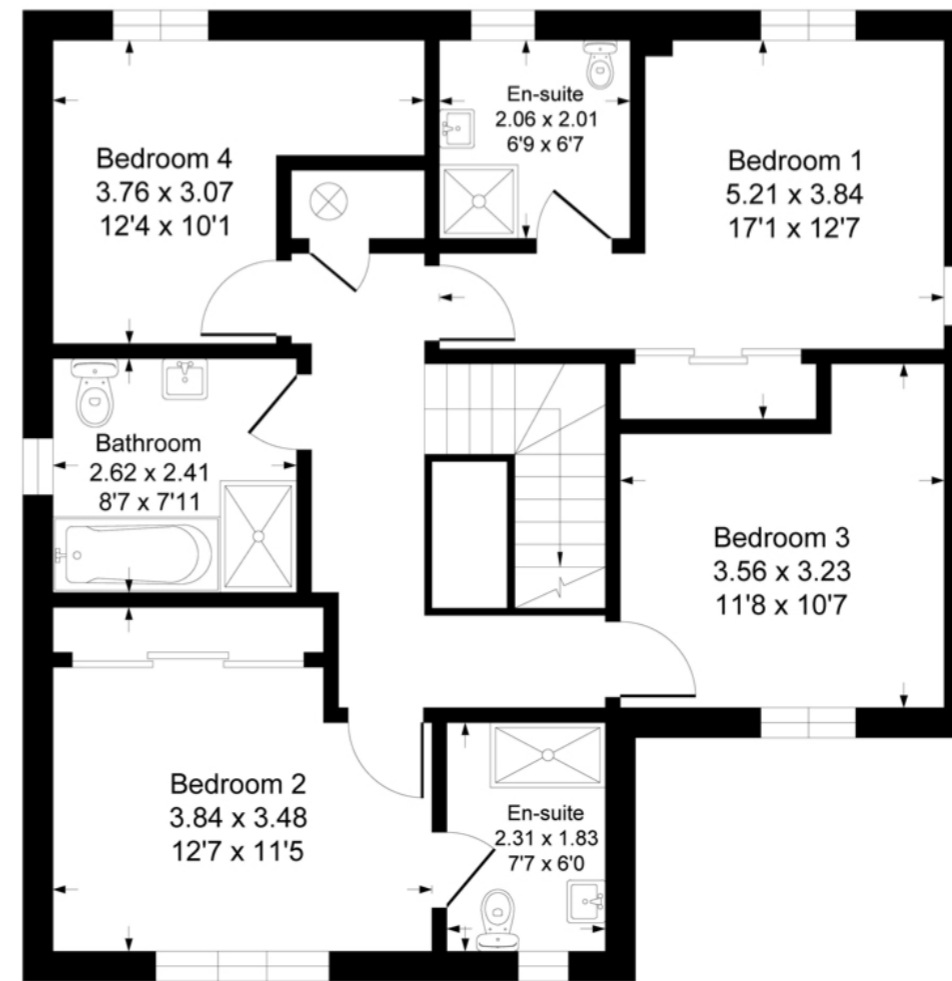
Luscombe Maye also offers an Award Winning Lettings service. If you are considering Letting your own property, or a buy to let purchase, please contact Andrew or Ross on 01752 393330 or [lettings@luscombemaye.com](mailto:lettings@luscombemaye.com) to discuss our range of bespoke services.

Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area = 157.5 sq m / 1696 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Modbury  
3 Church Street, Modbury, Ivybridge, Devon,

📞 01548 830831

@ modbury@luscombemaye.com

🌐 luscombemaye.com



Luscombe Maye

Since 1873