





Luscombe & Maye 150



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3 Ayleston Park

Modbury, Ivybridge, PL21 0TX

Nestled in a select small development of homes, this spacious detached property offers four generous double bedrooms, a study, a double garage with driveway parking to the front and a well-maintained wrap around garden, all within a leisurely stroll of the charming town of Modbury.

Upon entering the property is the spacious entrance hall with understairs storage and ample space for shoes and coats. The house offers a range of reception rooms including the generous living room with log burner and dual aspect windows, the dining room with double doors leading to the conservatory and framing views over the garden. The kitchen enjoys a modern finish with a range of integrated appliances and utility room to the rear with space and plumbing for the washing machine and dryer. The substantial conservatory is located to the rear of the property and is a generous reception space with beautiful views and access to the garden. The ground floor also benefits from a cloakroom and study.

Stairs lead to the first floor landing with a range of built in storage, the first floor offers four spacious double bedrooms all enjoying built in wardrobes. The generous master bedroom also has an ensuite shower room and views over the rear over the garden. There is also the family bathroom comprising bath with shower over, vanity hand basin, heated towel rail and WC.

To the front of 3 Ayleston Park is driveway parking for more than 3 cars and access to the double garage with electric up and over door, power and light. The front garden stretches around to the side garden with lawn and patio area offering the ideal spot for al fresco dining. The lawn continues around to the rear the rest of the property offer a spacious garden enclosed by a mature hedge border and walls. Located beneath the garage are two storerooms which are accessible from the garden.

A beautifully presented detached house located in a quiet elevated position in the heart of Modbury. The property benefits from a double garage and parking, spacious accommodation and nearby amenities.

- **Four Double Bedrooms**
- **Nearby Amenities and Schools**
- **Countryside Views**
- **Double Garage and Parking**
- **Immaculately Presented**
- **Large Conservatory**
- **Log Burner**
- **Spacious Living Areas**
- **Nearby Beaches**
- **Sought after Location**



3 Church Street, Modbury, Ivybridge, PL21 0QW
Telephone 01548 830 831
modbury@luscombemaye.com

www.luscombemaye.com

3 Ayleston Park, Modbury, PL21 0TX

Approximate Gross Internal Floor Area = 160.8 sq m / 1732 sq ft

Sub-garage Storage Area = 12.0 sq m / 129 sq ft

Garage Area = 25.9 sq m / 279 sq ft

Total Area = 198.8 sq m / 2140 sq ft



SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX

The property is in Council Tax Band G.

TENURE

Freehold.

LOCAL AUTHORITY

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

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 830831.

DIRECTIONS

From our office turn right and take the first left turn up Brownston Street. At the brow of the hill turn right into Silverwell Park and take the next right hand turning into Ayleston Park. Number 3 is the second property on the left hand side.

Address: 3 Ayleston Park, MODBURY, PL21 0TX
RRN: 2493-3932-3209-5447-6200

Energy Rating		CURRENT	POTENTIAL
Most energy efficient - lower running costs			
(92 plus) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(1 - 20) G			
		88	90

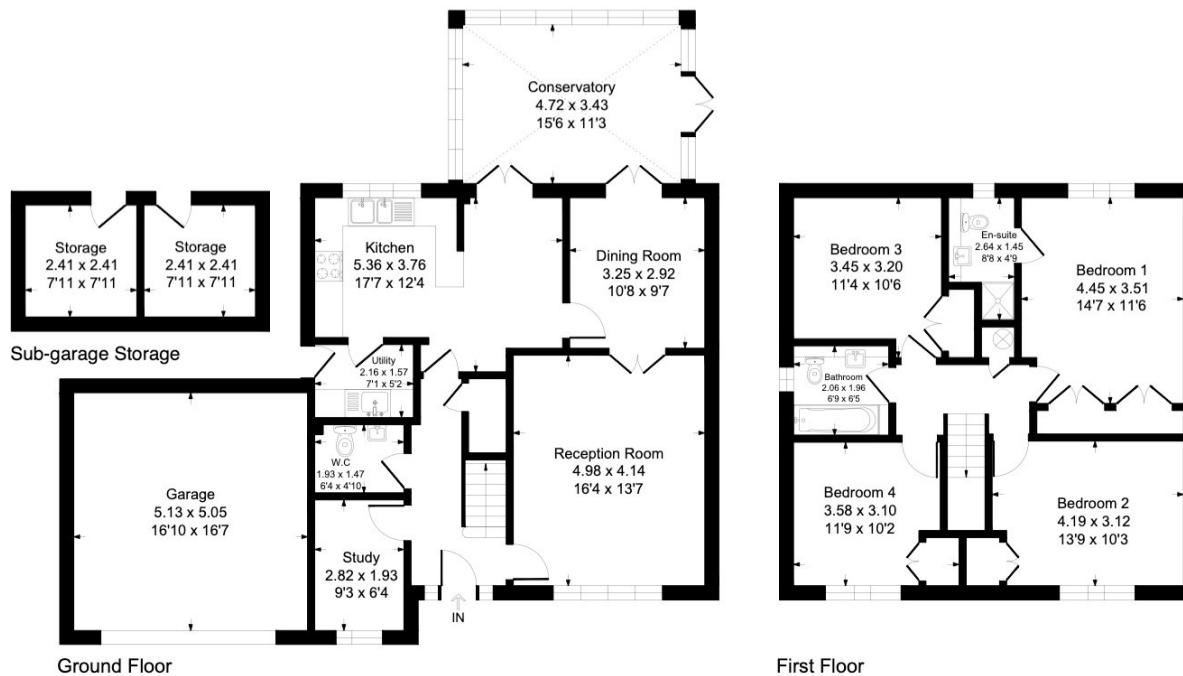


Illustration for identification purposes only, measurements are approximate, not to scale.

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