







## 52 Long Park

Modbury, Ivybridge, PL21 ORP

Situated at the top of Modbury in a quiet cul-de-sac, 52 Long Park is a detached bungalow offering modern and contemporary accommodation with three double bedrooms, a beautiful kitchen and large rear garden.

Upon entering the property is generous entrance hall with two large storage cupboards. The living room offers spacious accommodation with log burner and large window to the front aspect, the modern kitchen/dining room is a beautiful space with Velux windows, integrated appliances and double doors leading to the enclosed rear garden. There is also a boot room providing the ideal space for wellies, coats and dogs after a long countryside walk.

52 Long Park benefits from three double bedrooms, the master bedroom is generous in size with views over the large rear garden, the further two bedrooms enjoy an abundance of light throughout. The family bathroom comprises shower cubicle, pedestal hand basin and WC.

To the front of the detached bungalow is a well-presented front garden and driveway parking for two cars.

To the rear is a fully enclosed large rear garden with stone and fence borders, there is a range of patio and seating areas, garden shed and generous lawned area. There is access around the side of the property to the front and the garden enjoys a sunny aspect.

An immaculately presented three bedroom detached bungalow finished to a modern standard with open plan kitchen/dining room, large enclosed rear garden and driveway parking for two cars.

- **Detached Bungalow**
- **Three Double Bedrooms**
- **Driveway Parking**
- **Large Enclosed Garden**
- **Quiet Town Location**
- **Modern and Contemporary**
- **Nearby Amenities**
- **Naturally Light and Bright**
- **Beautiful Kitchen**
- **Nearby Beaches and Walks**
- **EPC Rating....**

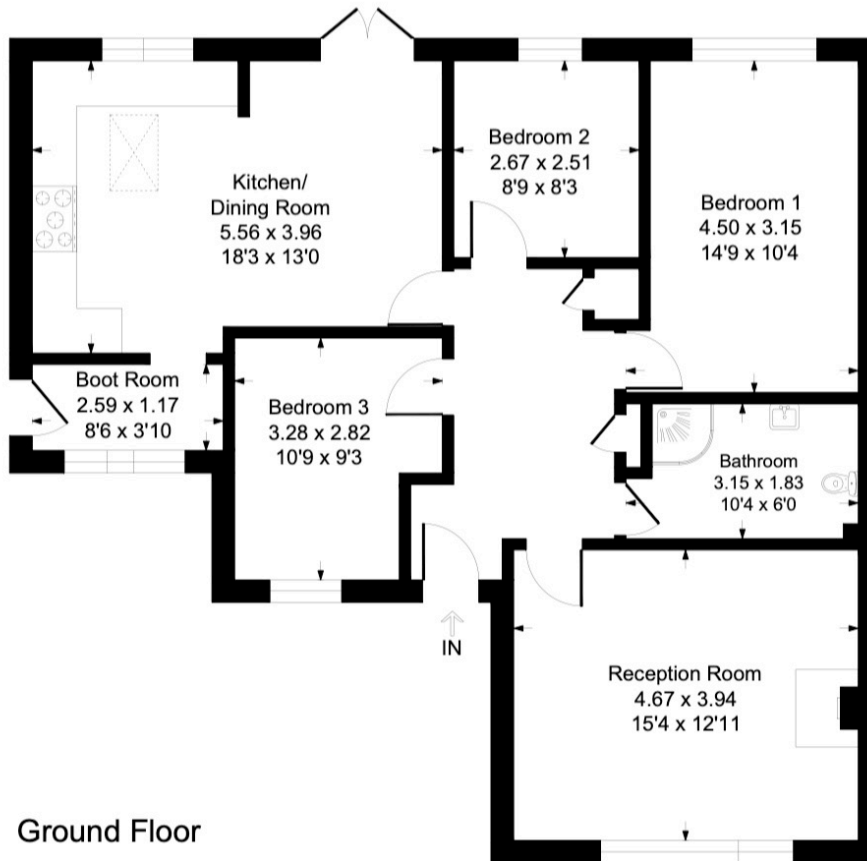


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# 52 Long Park, Modbury, PL21 0RP

Approximate Gross Internal Floor Area = 90.5 sq m / 974 sq ft



Ground Floor

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



## SERVICES

Mains electricity, gas, water and drainage.

## COUNCIL TAX

The property is in Council Tax Band D.

## 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 continue up Fore Street and turn right into Barrack Road, continue past the primary school on your right hand side and take the left hand turning into Long Park further down the road. Follow the road to the right and number 52 can be found near the end of the cul-de-sac on the right hand side.

Address: 52 Long Park, Modbury, IVYBRIDGE, PL21 0RP  
RRN: 8390-2150-0822-0304-3273

Energy Rating		CURRENT	POTENTIAL
Most energy efficient - lower running costs			
(92 plus) A			85
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		67	
(39 - 54) E			
(21 - 38) F			
(1 - 20) G			

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