







Spacious Detached Bungalow | 4 Bedrooms | 2 Reception Rooms | Potential to Extend/Create Annexe (STP) | Studio with Shower Room | Ample Off Road Parking | Level Gardens Front & Rear | EPC Rating D |

- Spacious detached bungalow
- 4 Bedrooms
- Lounge/diner
- Conservatory
- Studio with shower room
- Potential to create annexe STP
- Generous level plot
- Walking distance to amenities
- Ample off road parking

3 Cromwell Park

Modbury, South Devon, PL21 0RS

Making its debut on the market after over 50 years, this property offers not just a home, but a canvas for your aspirations and lifestyle. Whether you seek a spacious family home, an artist's studio, or the potential for an annexe, the possibilities here are endless. Nestled within a generous plot, this property benefits from extensive off road parking and level, lawned gardens front and rear.

The property is approached from the quiet cul de sac via a private gated driveway providing ample off road parking and turning facilities with lawned gardens to either side. The front door opens into a large and light sun room with a further door giving access to the entrance hall. Upon entering is a generous open plan lounge/dining room and sliding patio doors leading into the conservatory at the rear of the house allowing one to enjoy the lovely aspects over the gardens. The kitchen sits off the dining room and is fitted with a range of base and wall units with space and plumbing for a dishwasher and a cupboard housing the wall mounted gas fired central heating boiler. A useful utility room with plumbing for a washing machine lies beyond the kitchen offering scope and potential for updating the layout. To the side of the property is a useful covered passageway, with doors to both front and rear gardens, provides the perfect place for storing coats and boots and has a integral door leading into the garage which has been divided to provide storage to the front and further utility facilities to the rear. From the dining area a door leads through to the inner hall which gives access to the four double bedrooms all enjoying an abundance of natural light and views over the front and rear gardens. There is also a family bathroom and separate cloakroom.

The gardens wrap around the property providing a feeling of light and space. To one side of the house is a self contained studio with a shower room which would be ideal for use as a work from home space or could be altered to create annexe accommodation, subject to planning. The rear garden is laid mainly to lawn with a mature hedge boundary with a patio seating area directly adjacent to the conservatory.



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Approximate Gross Internal Floor Area = 160.3 sq m / 1726 sq ft
 Garage Area = 7.4 sq m / 80 sq ft
 Studio Area = 20.6 sq m / 223 sq ft
 Total Area = 188.3 sq m / 2029 sq ft

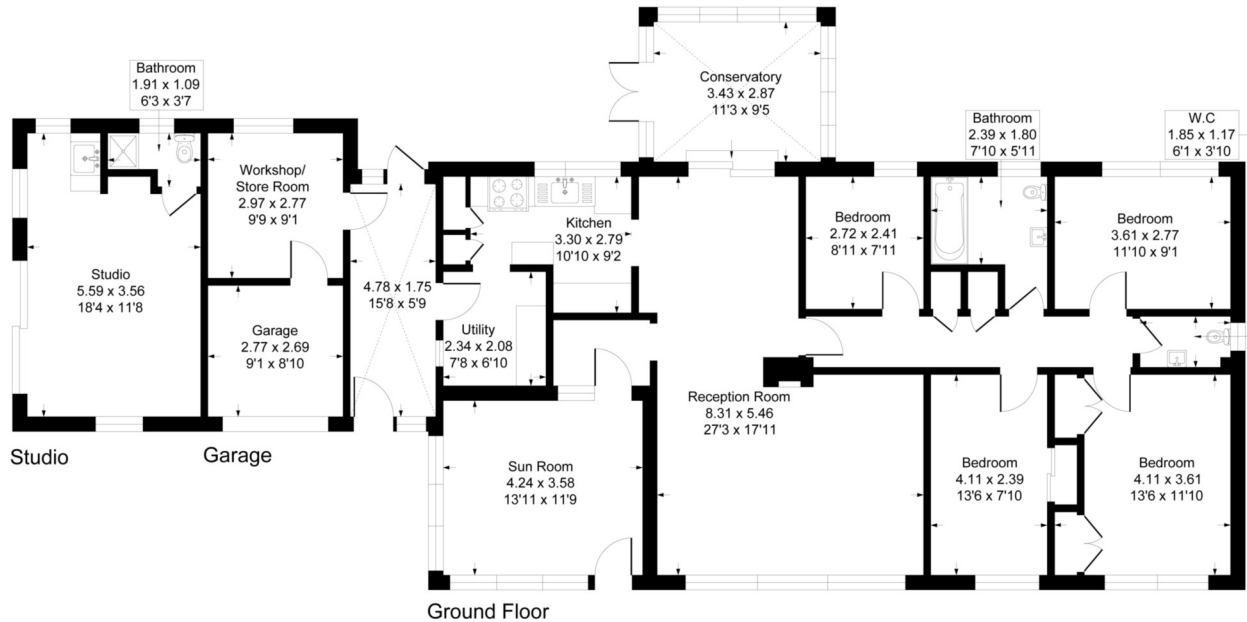


Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

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

COUNCIL TAX

The property is in Council Tax Band E

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 Modbury office turn right and take the next turning left into Brownston Street, continue to the top, turning left into Dark Lane. Continue for 100 yards turning left into Cromwell Park and the property can be found after a short distance on the right hand side.

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

Address: 3 Cromwell Park, Modbury, IVYBRIDGE, PL21 0RS
 RRN: 7034-6729-4300-0778-3202

Energy Rating		CURRENT	POTENTIAL
(92 plus)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D		
(39 - 54)	E		
(21 - 38)	F		
(1 - 20)	G		
		65	80