



Luscombe Maye

Since 1873

Long Park, Modbury, Ivybridge, PL21 0RP

Guide Price £375,000

3 1 1



Located at the top of the bustling town of Modbury, 58 Long Park is a three bedroom link-detached bungalow set within a quiet position along the cul-de-sac of Long Park.

The property comprises entrance hall with large storage cupboard and airing cupboard, spacious kitchen with access to the rear garden, an abundance of wall and floor mounted cupboards, integrated oven, hob and space for further appliances. To the front of the property is the generous living room with a large window providing an abundance of natural light and framing views over the front garden.

The bungalow enjoys three bedrooms, the master bedroom benefits from lovely views over the private rear garden and the further two bedrooms are naturally light throughout. The family shower room is spacious offering a double shower cubicle, pedestal hand basin and WC.

To the front of 58 Long Park is driveway parking for two cars leading to the garage, there is a mainly laid to lawn front garden with a pathway to the front door.

Located to the rear is the large rear garden, mainly laid to lawn and bordered by a range of mature trees and shrubs. At the top of the garden is a large patio area with a sunny aspect, perfect for al fresco dining in the summer months. The garden is also level and fully enclosed.

Freehold.

Mains. Water: Mains. Heating: Mains gas. Sewerage: Mains.
Broadband: ADSL. Mobile signal: <https://checker.ofcom.org.uk/>

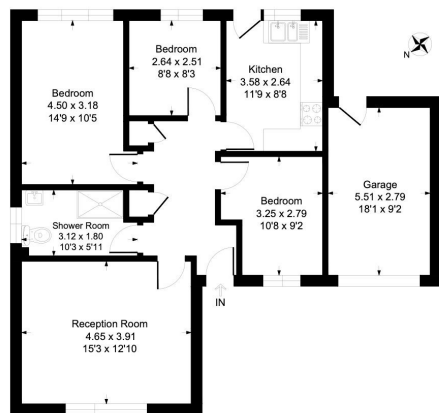
Council Tax Band D.

Standard construction.



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Approximate Gross Internal Floor Area = 87.5 sq m / 943 sq ft



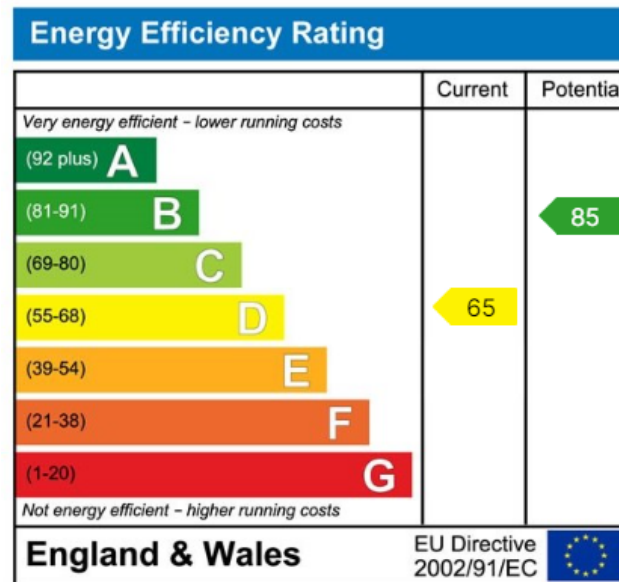
Ground Floor

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

- Three Bedroom Bungalow
- Generous Enclosed Rear Garden
- Driveway Parking
- Spacious Accommodation
- Naturally Light and Bright
- Single Garage
- Walking Distance to Modbury Town Centre
- Nearby Countryside Walks
- Range of Amenities and Primary Schools Close by



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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.

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Modbury:
3 Church Street, Modbury, Ivybridge PL21 0QW
01548 830831
modbury@luscombemaye.com
www.luscombemaye.com