



Luscombe Maye

Since 1873

**Modbury, PL21 0FZ**  
Guide Price £365,000

3 2 1



Located in an elevated position within the bustling town of Modbury, this delightful three bedroom property offers naturally light spacious accommodation within walking distance of the nearby amenities, countryside walks and primary school.

The property comprises entrance hall with space for shoes and coats, generous living room with large bay window framing views towards Dartmoor, a well-presented kitchen with an abundance of mounted storage, integrated appliances and French doors leading to the sunny rear garden. There is also a utility area with washing machine and downstairs cloakroom.

Stairs lead from the entrance hall to first floor landing where the three bedrooms can be found. The master bedroom offers a spacious double room with built in wardrobes, modern ensuite with large shower cubicle and views over the rear garden. There is a further double bedroom with lovely views and a single bedroom. The family bathroom has a modern finish comprising bath with handheld shower, pedestal hand basin and WC.

To the front is a small lawned garden with flower bed and path leading to the front door.

To the rear is a generous lawned garden where the sun can be enjoyed throughout the day. The garden is slightly sloping and fully enclosed with a sense of privacy.

The property also has driveway parking for 3 cars and a single garage with up and over door.

Mains electricity, gas, water and drainage.

Freehold.

Council Tax Band B.

An annual management fee may become applicable for all properties on the estate. Further details can be obtained from the agents.



40 Higher Green Park, Modbury, PL21 0FZ

Approximate Gross Internal Floor Area = 80.9 sq m / 871 sq ft

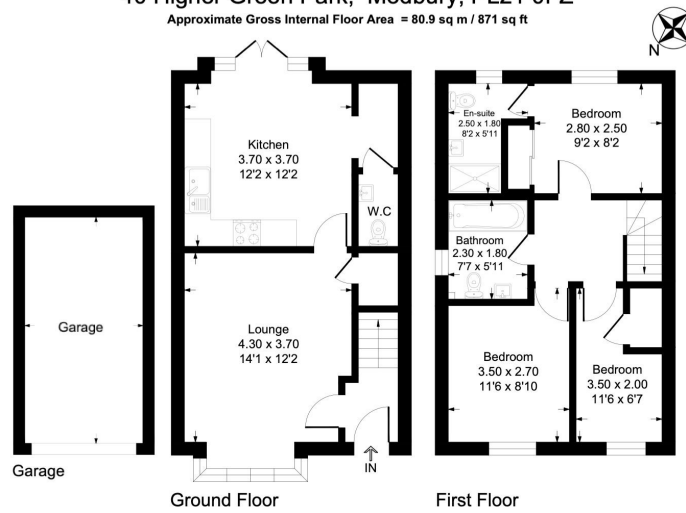
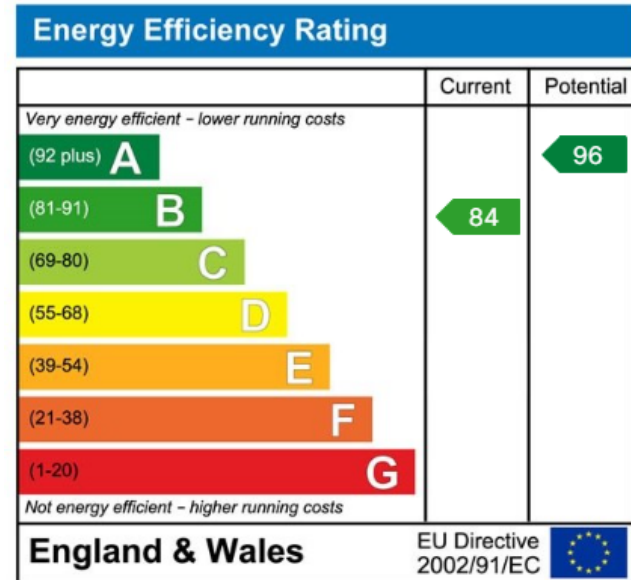


Illustration for identification purposes only, measurements are approximate, not to scale.

- Three Bedrooms
- Single Garage
- No Onward Chain
- Modern Finish Throughout
- Naturally Light and Bright
- Driveway Parking
- Enclosed Rear Garden
- Master Bedroom with Ensuite
- Walking Distance to Modbury Town Centre
- Quiet Town Location



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.