



Luscombe Maye

Since 1873

# Brownston Street, Modbury, PL21 0RG

Guide Price £270,000

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## DESCRIPTION

Seize the chance to own this charming, traditional detached cottage, nestled in the heart of Modbury town. Upon entering the property, you're welcomed by an open-plan living/dining area, complete with a convenient downstairs WC tucked beside the staircase. Dominating the room is a splendid, large open fireplace with a woodburner resting on a stone hearth. A cleverly designed cupboard conceals the plumbing for a washing machine, with additional shelving overhead. The south wall features a beautiful, deep terracotta window sill that radiates warmth and bathes the room in sunlight, leading to the backdoor which opens to a path to the garden. The kitchen is efficiently laid out with space for a dryer/small freezer, ample cupboard storage and shelving, complemented by a gas hob, oven with an extractor fan and room for an under-counter fridge. Ascending to the first-floor landing, you're greeted by the cosy ambiance of exposed beams and a quaint alcove bookshelf. Natural light floods in through the window, offering views over the town rooftops and distant rolling hills. The first double bedroom is generously sized, featuring a built-in wardrobe and loft access. The bathroom boasts a spacious walk-in shower and a traditional-style basin and WC. The second double bedroom, with its dual-aspect windows, offers picturesque views over the town and with its pitched ceiling, creates a bright and airy atmosphere.

## OUTSIDE

Adjacent to the external kitchen wall lies a convenient paved area, perfect for storing bins, bicycles, or kayaks. Further on, there's a low-maintenance garden, surrounded by a picket fence, featuring a seating area and raised planters.

The property's exterior has been fully repainted and has undergone additional external maintenance, including work on the chimney and some rewiring. The kitchen now features all new appliances and the garden area has also been recently enhanced.

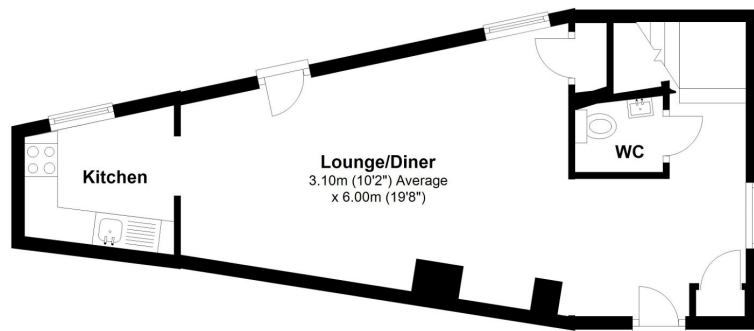


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

- Detached Cottage
- Tucked Away Location
- Outside storage area
- Low maintenance garden
- Character Features
- Central Heating and Woodburner
- Close to amenities
- No Onward Chain

### Ground Floor

Approx. 36.0 sq. metres (388.0 sq. feet)



Total area: approx. 64.5 sq. metres (694.4 sq. feet)

### First Floor

Approx. 28.5 sq. metres (306.4 sq. feet)

