



Luscombe Maye

Since 1873

Lower Green Park, Modbury, PL21 0FU

Guide Price £425,000

3 2 1



The ground floor comprises entrance hall with space for shoes and coats, spacious living room presented to a high standard with a bay window overlooking the communal green and offering open-plan living through to the kitchen. The modern kitchen offers ample built in cupboards and storage with a range of integrated appliances, vaulted ceilings, skylights, space for dining table and French doors leading to the immaculate rear garden. Located off this delightful space is the utility room and downstairs cloakroom.

Stairs lead from the entrance hall to first floor landing with a cupboard housing the hot water tank, modern bathroom and two generous double bedrooms both enjoying an abundance of natural light.

The second floor offers the master suite with an indulgent feel including a large double bedroom with dormer window framing the views over Dartmoor, eaves storage, dressing room area and contemporary en-suite shower room.

Outside, the property benefits from driveway parking and a large single garage with up and over door, power and access from the rear garden. The garden is incredibly private with a large patio area, ideal for al fresco dining in the sun, a lawn with mature flower borders, outside lighting, sockets and side access.

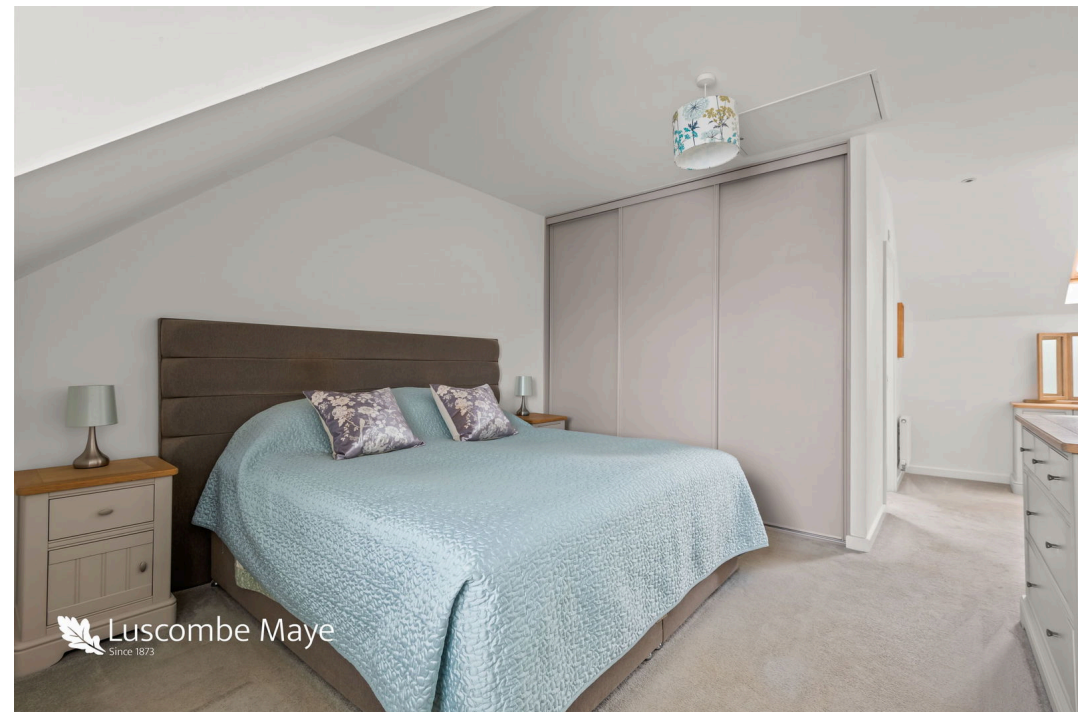
Council Tax: Band E.

Tenure: Freehold. Standard construction.

Electric: mains. Water: mains. Heating: gas central heating.
Sewerage: mains. Broadband: FTTP. Mobile signal: <https://checker.ofcom.org.uk/>

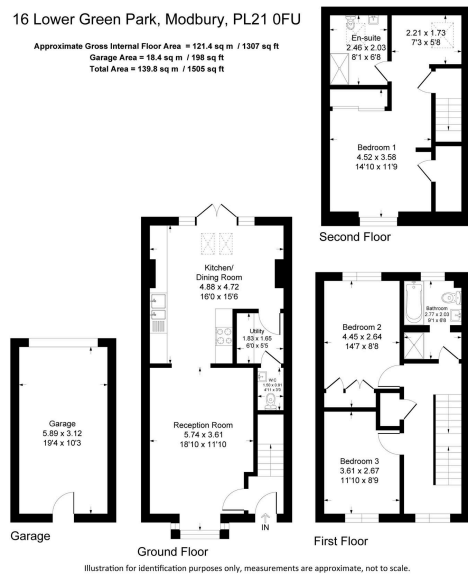
Parking: Single garage & driveway

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

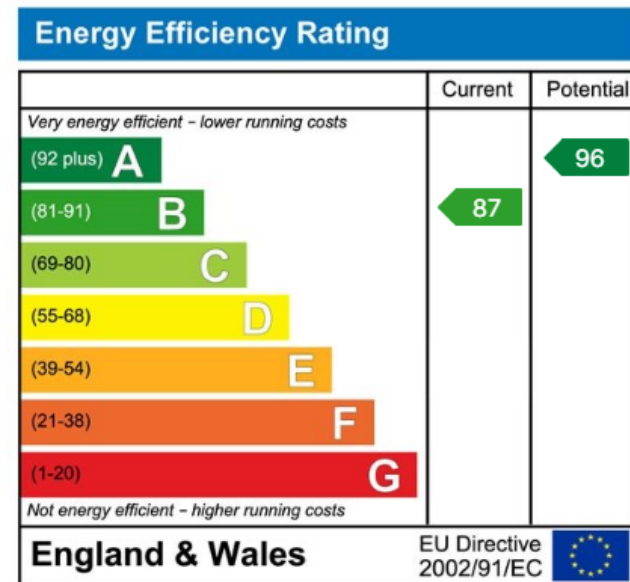


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Approximate Gross Internal Floor Area = 121.4 sq m / 1307 sq ft
 Garage Area = 18.4 sq m / 198 sq ft
 Total Area = 139.8 sq m / 1505 sq ft



- Walking distance to town centre
- Immaculately presented
- Open-plan kitchen/dining room
- Single garage and parking
- Spacious accommodation
- Modern finishes throughout
- Master bedroom with ensuite
- Enclosed rear garden
- Countryside views
- Three double bedrooms



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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