



Luscombe Maye

Since 1873

Moon Lane, Modbury, Ivybridge, Devon, PL21 0QT

Guide Price £375,000

🛏️ 3 🚿 2 🚻 2



Boasting character throughout, the ground floor comprises a spacious living room with original timber flooring, wide oak window sills and a feature fireplace housing a wood burning stove on a stone hearth. The modern kitchen has been fitted with a cottage style and provides ample space for a dining room table whilst also benefitting from a Belling range style cooker set within a former fireplace. There is space and plumbing for both a washing machine and a dishwasher, a sink and pantry cupboard.

A timber turned staircase rises to the first floor landing with a porthole sky light allowing natural light in and there is a range of useful storage cupboards. The double aspect master bedrooms enjoys beautiful views over the town towards the countryside beyond and has a built-in wardrobe and lovely ensuite shower room. There are two further double bedrooms, both naturally light and bright, and a spacious family bathroom with a roll top claw foot bath with antique mixer tap and cradle shower attachment.

The detached garden is located almost adjacent to the side of the house and offers a low maintenance outside area which benefits from the sun throughout the day and into the evening. The current owners have created a tiered space with a raised decking housing the useful garden shed, seating area and outside tap.

Council Tax: Band D

Tenure: Freehold.

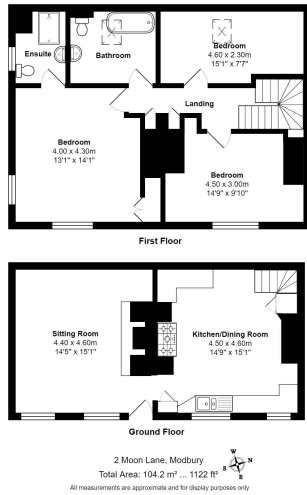
Standard construction

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

Parking: On street parking.

Local Authority: South Hams District Council, Follaton House,
Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234





- Three bedroom cottage
- Character features
- Countryside views
- Detached garden
- Walking distance to Modbury town centre
- Log burner
- Tucked-away position
- Principal bedroom with ensuite shower room
- Beautifully presented-throughout
- No onward chain



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.



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