



Luscombe Maye

Since 1873

Sun Cottage, Church Street

Guide Price £280,000

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Tucked away in a private position in the heart of Modbury, Sun Cottage is a well-presented two bedroom semi-detached character cottage enjoying a peaceful setting. This hidden treat boasts character throughout and is surprisingly generous in size.

The ground floor offers entrance hall and open plan accommodation with a lovely kitchen, ample dining room area and sitting room with views over the front courtyard garden. Cottage style stairs lead to the first floor where two good-sized double bedrooms can be found benefitting from a south facing aspect and built in wardrobes/storage. There is also the family bathroom.

Outside, Sun Cottage has a private courtyard area that benefits from a sunny aspect and has ample space for an outdoor seating area, potted plants and some bordered lawns. There is also an outside storage with power and shelving, a very useful space.

As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you. However, we recommend that you verify any information given during the conveyance process.

Council Tax: Band C.

Tenure: Freehold.

Standard construction.

Electric: mains. Water: mains. Heating: gas central heating.
Sewerage: mains. Broadband: Cable. Mobile signal: [https://
checker.ofcom.org.uk/](https://checker.ofcom.org.uk/)

Parking: No private parking, on street parking.

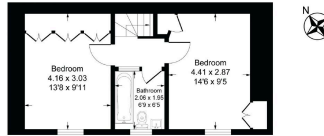
Local Authority: South Hams District Council, Follaton House,
Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234

Viewing: Strictly by appointment with Luscombe Maye, Modbury
01548 830831

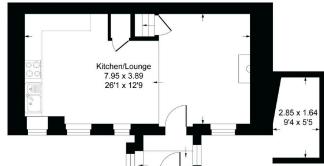


Sun Cottage, Church Street, Modbury, Ivybridge PL21 0QR

Approximate Gross Internal Floor Area = 73.3 sq m / 790 sq ft



First Floor



Ground Floor

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

<https://www.luscombe-maye.com/modbury/sun-cottage>

- Two bedroom character cottage
- Quiet tucked-away position
- Outside storage
- Naturally light and bright
- Short drive to surrounding coastline
- Courtyard garden
- Character features
- Walking distance to amenities
- Nearby countryside walks
- No onward chain

