



Luscombe Maye
Since 1873

Modbury, South Devon, PL21 0QQ

Guide Price £375,000

3 2 1



DESCRIPTION

Located within the market town of Modbury, Walters Cottage is a deceptively spacious three bedroom property with natural light throughout. Built only 18 years ago, the property blends in perfectly with the towns characterful charm whilst also enjoying the modern proportions and finishes inside. The ground floor offers a generous double bedroom with en-suite shower room, integral garage with up and over door and a large storage cupboard. The ground floor is a versatile space that lends itself well to multi-generational living or for guests to have their own floor when visiting.

The first floor is incredibly light with a large sitting room located to the rear of the property with gas fire, space for dining room table, dual aspect and a door leading to the terrace. The kitchen has been recently modernised and benefits from new appliances including a Quooker tap, integrated fridge freezer and a dual fuel cooker. To the front of the property is the dining room, a generous room with built in storage, and the master bedroom with views over the town, built in storage and a Jack and Jill bathroom with bath and shower over.

Outside, the property has an initial courtyard area that can be accessed from the reception room or kitchen, this is a very private area for outside seating. Stairs lead to a large terrace with summer house, the terrace is west-facing and benefits from beautiful evening sun and outstanding far-reaching views across the Modbury rooftops to Dartmoor in the distance.

SITUATION

Modbury is a picturesque Georgian town situated in an 'Area of Outstanding Natural Beauty', and is only about 4 miles from the nearest beach. Some two hundred years ago it was extremely prosperous being the local market town and a centre for the wool trade. Today there is a good range of local shops including a butcher, grocers, chemist, delicatessen and a number of gift and antique shops. Other amenities include a primary school, health centre, dentist, veterinary surgery and mobile bank and library.



Walters Cottage, New Road, Modbury, PL21 0QQ

Approximate Gross Internal Floor Area = 121.6 sq m / 1309 sq ft

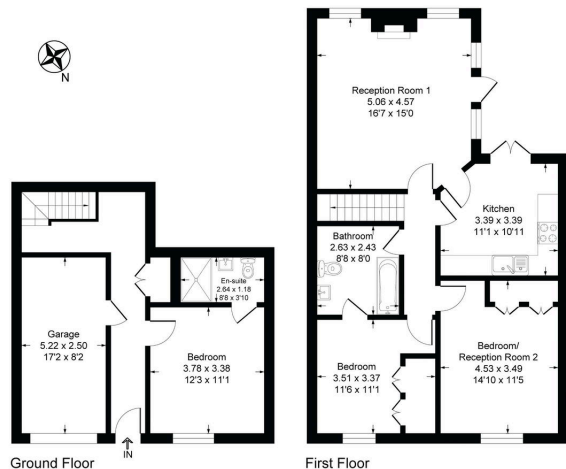
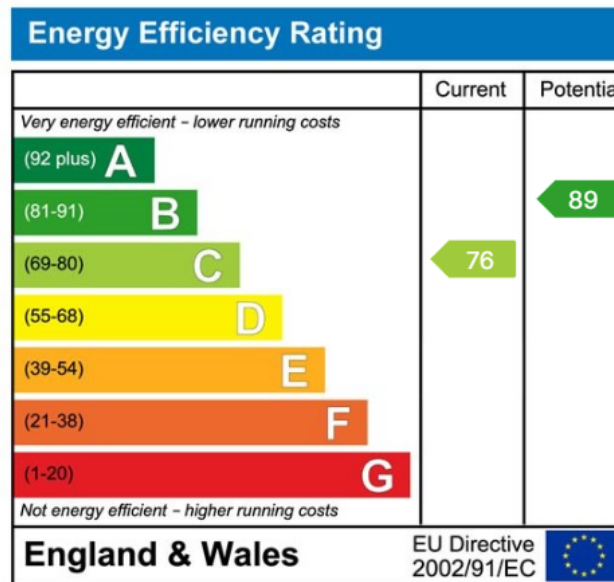


Illustration for identification purposes only, measurements are approximate, not to scale.

- Immaculately presented throughout
- Three double bedrooms
- Lovely garden area with views over the town
- Integral garage
- Easy walking distance to shops
- Light & spacious accommodation
- Family bathroom & en-suite
- Off road parking
- Central location
- EPC rating C



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.

Luscombe Maye
Since 1873

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