



Luscombe Maye  
Since 1873



# Burns Lane, Modbury, PL21 0PZ

2 2 1





## DESCRIPTION

This well presented, low-maintenance home offers a rare opportunity to acquire a property in a convenient, level location with easy access to the town's amenities. The front door opens into an entrance lobby, leading to a downstairs cloakroom with a hand basin and WC. Further on, the light and spacious open-plan living area features a well-equipped kitchen with integrated appliances, including a fridge/freezer, dishwasher, washing machine, oven and hob. The dining area has space for a large table and the living area benefits from an under-stair storage cupboard and patio doors leading to the rear courtyard.

On the first floor, there are two spacious double bedrooms, one with an en-suite shower room, and the other with a Jack and Jill door to the modern family bathroom. Outside, parking is available directly in front of the house, along with an additional undercover parking space. To the rear is a pretty paved courtyard garden with right-of-access across the neighbouring garden to the undercover parking area. This property is ideal as a permanent or second home, as well as an investment opportunity.

## 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, chemist, delicatessen and a number of pubs, cafes and gift shops. Other amenities include a primary school, health centre, dentist, hairdressers, veterinary surgery and a mobile bank and library.

For more comprehensive shopping, Kingsbridge is to the South and Plymouth is about 12 miles to the West. Modbury is on the main bus route and is also only about five miles from the A38. Nearby there are fine cliff top and coastal walks, other beaches and coves, with sailing at Salcombe and Newton Ferrers, 18 hole golf courses at Thurlestone and Bigbury and Dartmoor National Park is several miles to the North.



## 2 Burns Cottages, Burns Lane Modbury, Ivybridge, PL21 0PZ

Approximate Gross Internal Floor Area = 79.0 sq m / 850 sq ft

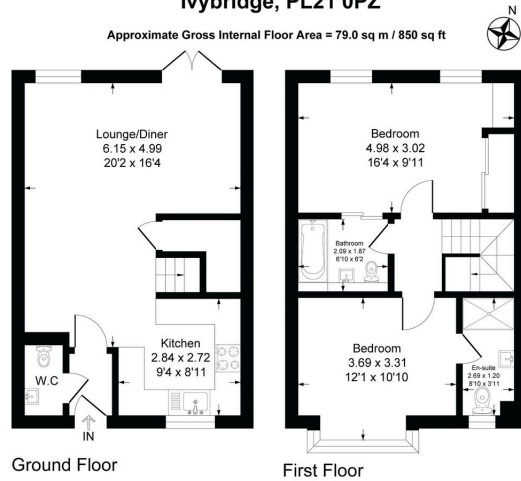


Illustration for identification purposes only, measurements are approximate, not to scale.

- Well presented, low maintenance home
- Open plan living/dining
- Master Bedroom with en-suite
- Jack and Jill family bathroom
- Off road parking
- Modern kitchen with integrated appliances
- Ground floor cloakroom
- Spacious second double bedroom
- Paved rear courtyard garden
- Convenient level location

