



Luscombe Maye
Since 1873

Cromwell Park, Modbury

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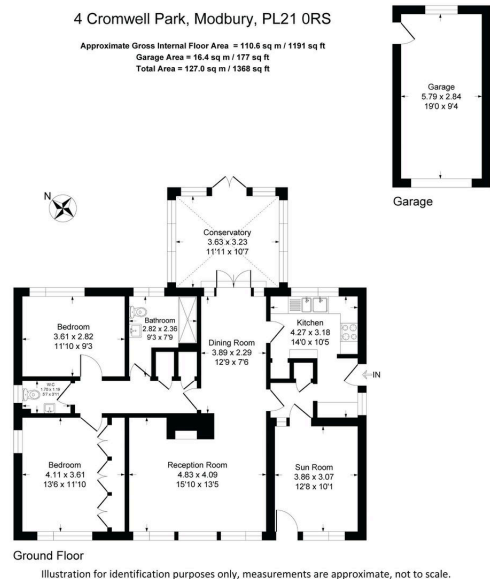
Nestled in the ever-popular Cromwell Park area of Modbury, this detached two-bedroom bungalow presents a wonderful opportunity for buyers keen to make a home their own. Tucked away in a quiet residential setting, the property occupies a generous plot with attractive front and rear gardens, private driveway parking and a single garage—all within easy walking distance of the town centre and its array of local amenities.

The bungalow sits within well-established gardens, with a level lawned area at the front bordered by mature hedging, creating a pleasant and welcoming approach. A private driveway offers ample parking and leads to the single garage, which benefits from power, lighting and a personal door giving access to the rear garden. The rear garden itself is of a particularly good size and offers a high level of privacy, making it a perfect space to unwind, entertain, or enjoy a bit of gardening. A timber shed is also in place for additional outdoor storage and the property benefits from the installation of solar panels, offering energy efficiency and potential cost savings with a return of approximately £2000 per year..

Internally, the property has been well cared for but would now benefit from some modernisation, giving buyers the ideal opportunity to update and style the interiors to their own taste. A generously sized sun room at the entrance offers space for boots and coats, as well as a comfortable seating area, leading into a hallway with a built-in storage cupboard. The kitchen is fitted with a range of wall and base units, an inset sink, electric oven and hob and enjoys views across the rear garden. From the kitchen, a door opens into the dining area, which flows seamlessly into the spacious and light-filled living room, complete with an open fireplace. Patio doors from the dining area lead into the conservatory, offering a peaceful spot that connects beautifully to the garden beyond.

An inner hallway, with further fitted storage, leads to two generous bedrooms, a family bathroom and a separate WC with wash hand basin, making the layout both practical and comfortable. With its fantastic position, good-sized plot and scope to modernise, this property offers an exciting opportunity to create a wonderful home in a sought-after South Hams location.





- Quiet cul-de-sac location
- Close to town centre
- Generous front and rear gardens
- Driveway parking and single garage
- Light-filled living room with open fire
- Kitchen with garden views
- Conservatory leading to private rear garden
- Two double bedrooms and a family bathroom
- Solar panels
- No onward chain

