



Luscombe Maye

Since 1873

Back Street, Modbury, PL21 0RF

3 3 1



DESCRIPTION

Located on Back Street, just a short walk from the town's amenities, The Grange is a newly built detached home finished to a high standard and offering spacious, flexible living across several levels.

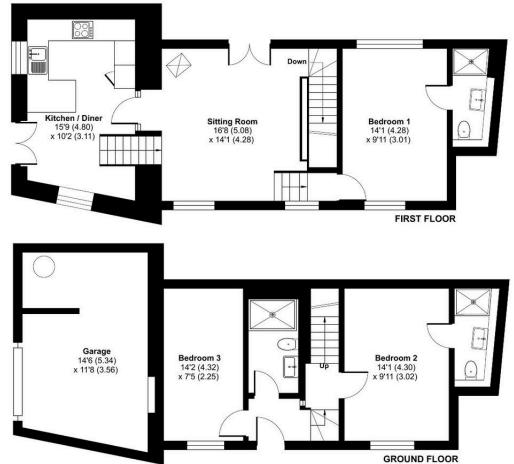
The property opens into a generous entrance hallway, leading to a ground floor double bedroom and a fully tiled, modern shower room with WC, basin, towel rail and walk-in shower. A short flight of steps leads to a further double guest bedroom with its own fully tiled en-suite shower room.

Upstairs, the bright and spacious dual-aspect living room enjoys elevated views over the town and surrounding countryside. With a wood burning stove and French doors opening onto the garden, this is a fantastic space for relaxing or entertaining. Steps lead down to a beautifully appointed kitchen/breakfast room, fitted with a range of modern units, breakfast bar, integrated appliances including oven, microwave, fridge/freezer, induction hob and a dishwasher, with space for a dining table. The principal bedroom sits at the top of the house and benefits from a dual aspect and a stylish fully tiled en-suite shower room.

The property also includes an integral garage with a utility area housing the boiler and water tank, plus plumbing for a washing machine and storage space. A private rear garden is accessed either directly from the living room or via steps to the side of the house.

Modern, spacious, and well located, The Grange offers contemporary living in a peaceful setting close to everything the town has to offer.

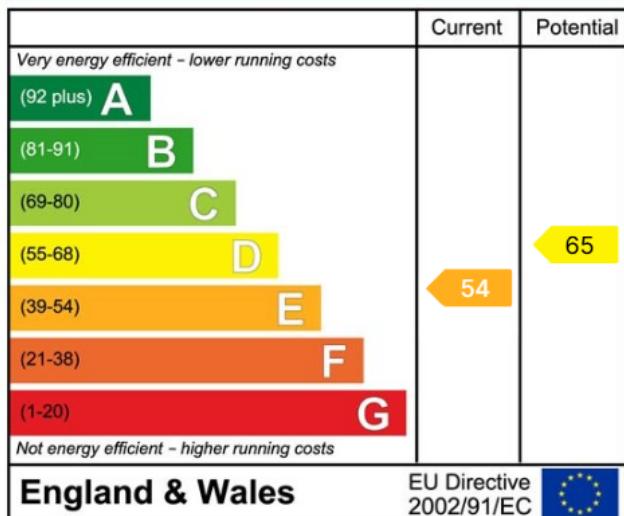




Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichescom 2025.
Produced for Luscombe Maye. REF: 1357484

 Luscombe Maye
Since 1873

Energy Efficiency Rating



- Newly built detached home finished to a high standard
- Spacious dual aspect living room with wood burning stove
- Three double bedrooms, including guest room with en-suite
- Integral garage with utility area and storage space
- Views over the town and countryside beyond
- Quiet location within easy walking distance of school and town amenities
- Stylish kitchen/breakfast room with integrated appliances
- Principal bedroom with dual aspect views and en-suite
- Private rear garden with side access
- No onward chain

 Luscombe Maye
Since 1873



Use the QR code for further "Material Information" about this home

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