

19 - 20 Church Street, Modbury, PL21 0QR

LOCATION

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, baker, grocers, hardware store, chemist, delicatessen and a number of gift and antique shops. Other amenities include a primary school, health centre, dentist, veterinary surgery and mobile 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.

METHOD OF SALE

The houses are being offered for sale by **Formal Tender** (unless sold prior), with a deadline date of 12th November 2025 at 12.00pm.

Tenders must be submitted to 3 Church Street, Modbury, PL21 0QW in an envelope clearly marked '19 - 20 Church Street'.

Buyers who wish to submit a tender will be required to sign a legal contract, forming part of the legal pack being available from the Selling Agent and provide a deposit of 10% of their offer price, as their tender.

Moreover, the successful purchaser will be liable to pay an administration fee to Luscombe Maye amounting to £2,400 inc VAT, in addition to their tender on completion.

A tender which is accepted by the seller will be treated as a binding contract and immediately constitute an exchange of contracts. Legal completion and payment of the balance of the purchase price will follow approximately 1 month later (or earlier by arrangement) as documented within the legal pack.

The seller does not undertake to accept the highest or any of the offers and the seller reserves the right to withdraw, amend the way in which the property is offered for sale or potentially accept an offer prior to the closing date.

GUIDE PRICE

£900,000

LOCAL AUTHORITY & COUNCIL TAX

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

VIEWINGS

Newton Ferrers Newton Hill, Newton Ferrers PL8 1AA 01752 872417	Kingsbridge 62 Fore Street, Kingsbridge TQ7 1PP 01548 857474	London Mayfair Office, 41-43 Maddox Street, London W1S 2PD 020 7467 5330	South Brent 6 Fore Street, South Brent TQ10 9BQ 01364 646170	Lettings The Old Bakery, Market Street, Yealmpton PL8 2EA 01752 393330 01548 857414
Modbury 3 Church Street, Modbury, Ivybridge PL21 0QW 01548 830831	Totnes 59 Fore Street, Totnes TQ9 5NJ 01803 869920	Yealmpton The Old Bakery, Market Street, Yealmpton PL8 2EA 01752 880044	Salcombe 2 Island Square, Island Street, Salcombe TQ8 8DP 01548 843593	 luscombe_maye  luscombe_maye  luscombemaye.com

Strictly by appointment with the Sole Agents, Luscombe Maye of 3 Church Street, Modbury TQ7 1PP. Telephone 01548 830831 or email modbury@luscombemaye.com to arrange an appointment to view.