



Luscombe Maye

Since 1873

# Wakehams Close, Modbury, PL21 0RW

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## DESCRIPTION

Situated in a quiet location on the edge of Modbury town, this three bedroom property boasts superb views over Modbury to the countryside beyond and offers the ideal family home or investment property. The front door leads into the entrance hallway with the kitchen directly to your left offering ample cupboard storage, plumbing for washing machine, space for fridge/freezer and hob. To the rear of the house is the open plan living/dining room with patio doors leading to the enclosed back garden. On the first floor is a family bathroom and three naturally light bedrooms; two of which are double bedrooms. The bedrooms at the rear of the house enjoy fantastic views over Modbury to the surrounding countryside and Dartmoor. To the rear of the property is a generous enclosed garden with a paved patio area, lawn and a useful path leading onto Donkey Lane giving quicker access to the town centre. 4 Wakehams Close also benefits from a garage en-bloc with parking space to front.

## SITUATION

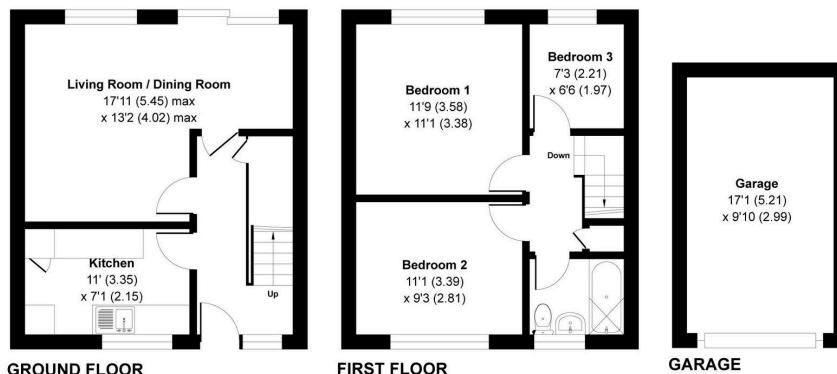
Modbury is a picturesque Georgian town situated just approx. 4 miles from the nearest beach. Some two hundred years ago it was extremely prosperous being the local market town and a centre for the wool trade. Today there is a good range of local shops including a Co-Op store, butcher, chemist, delicatessen and a number of pubs and gift shops. Other amenities include a primary school, health centre, dentist, hairdressers, veterinary surgery and 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.





## Wakehams Close, Modbury, Ivybridge, PL21

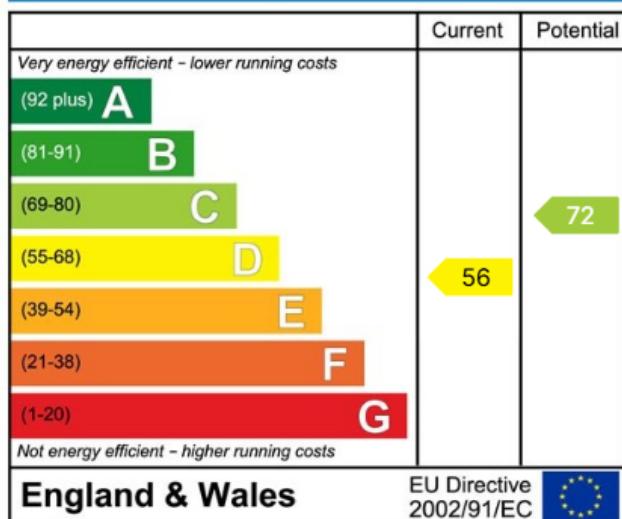
Approximate Area = 742 sq ft / 68.9 sq m  
Garage = 168 sq ft / 15.6 sq m  
Total = 910 sq ft / 84.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Luscombe Maye. REF: 1393739

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### Energy Efficiency Rating



- 3 Bed Family Home
- Front and Rear Gardens
- Garage and Parking Space
- Superb Views Over Modbury
- Close to Amenities
- Good Local Schools
- Nearby Sandy Beaches
- Modernisation required
- No onward chain

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

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**Modbury:**  
3 Church Street, Modbury, Ivybridge PL21 0QW  
01548 830831  
modbury@luscombemaye.com  
[www.luscombemaye.com](http://www.luscombemaye.com)