



Luscombe Maye

Since 1873

# Moyles Park, Modbury

Guide Price £325,000

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The property comprises entrance hall with space for shoes and coats, generous living room with large window framing to the front aspect, a well-presented kitchen with an abundance of mounted storage, integrated appliances and French doors leading to the sunny rear garden and framing the far-reaching views towards Dartmoor. There is also a utility area with washing machine and downstairs cloakroom.

Stairs lead from the entrance hall to first floor landing where the two double bedrooms can be found. The master bedroom offers a spacious double room with spaces for wardrobes, a modern ensuite with large shower and views over the rear garden to Dartmoor and the countryside in the distance. There is a further double bedroom with a south-facing aspect and views to the front. The family bathroom has a modern finish comprising bath with handheld shower, pedestal hand basin and WC.

To the front is a small front garden with a range of mature shrubs and a path leading to the front door.

To the rear is a generous tiered garden where the sun can be enjoyed throughout the day. The first tier offers an elevated patio area with lovely views and steps lead down to the level lawn with a range of mature flowers and shrubs, raised beds and a further patio.

The property also has driveway parking for 2 cars and a single garage with up and over door.

**Council Tax:** Band B. **Tenure:** Freehold. Standard construction. **Parking:** Single garage & driveway

Electric: mains. Water: mains. Heating: gas central heating. Sewerage: mains. Broadband: ADSL. Mobile signal: <https://checker.ofcom.org.uk>

**Agents note:** An annual management fee may become applicable for all properties on the estate. Further details can be obtained from the agents.



## 23 Moyles Park, Modbury, Ivybridge PL21 0FF

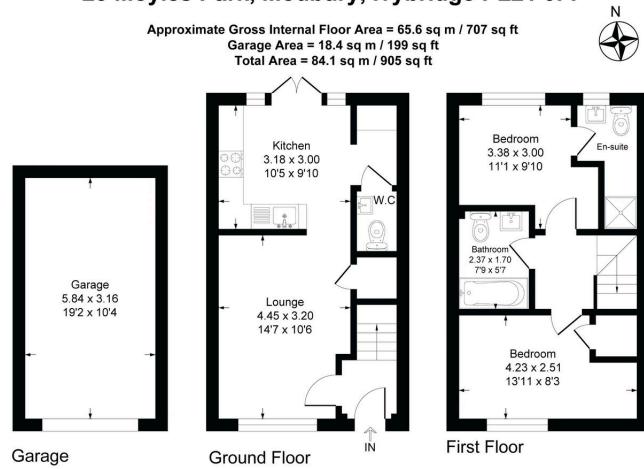
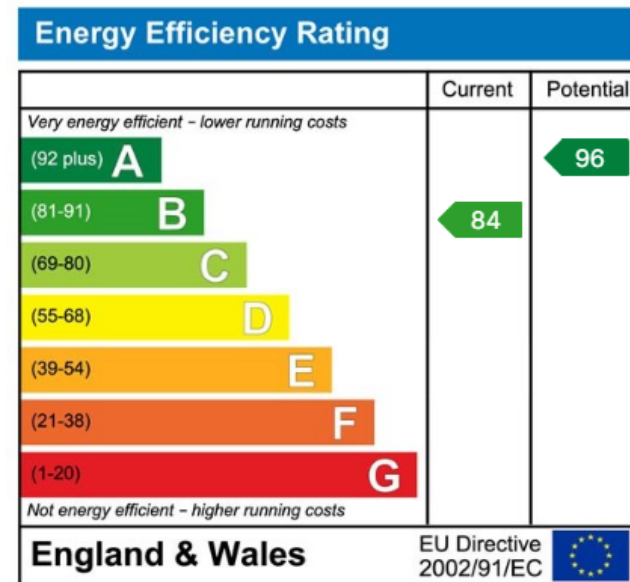


Illustration for identification purposes only, measurements are approximate, not to scale.

- Two double bedrooms
- Views towards Dartmoor
- Driveway parking for two cars
- Single garage
- Well-presented throughout
- Modern finish
- Master bedroom with ensuite
- Walking distance to town centre and amenities
- Enclose tiered rear garden
- Naturally light and bright



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.



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