



Luscombe Maye
Since 1873

The Orchard, Modbury, PL21 0NQ

3 2 2



DESCRIPTION

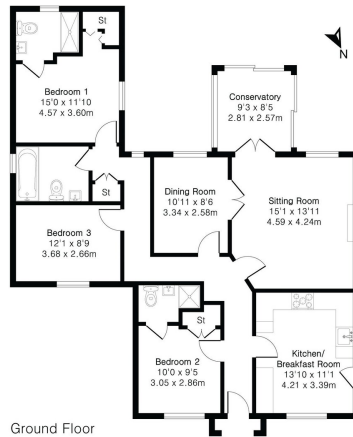
A detached bungalow occupying an elevated position within a small and exclusive development, conveniently situated close to the amenities of Modbury. The spacious accommodation includes three double bedrooms, two with en-suite shower rooms, a family bathroom, modern kitchen/breakfast room, separate dining room and a light and welcoming sitting room with French doors opening into a conservatory, which in turn opens to the low maintenance south-facing rear garden. The principal bedroom benefits from fitted wardrobes and an en-suite, whilst the second bedroom also has a built-in wardrobe and en-suite shower room. The kitchen is well appointed with a good range of modern units and integrated appliances, whilst the dining room enjoys views across the garden. Outside, the property benefits from a gated driveway with parking for several vehicles and a private, rear garden with level lawn and paved patio, ideal for outdoor dining. Modbury is a picturesque Georgian town surrounded by beautiful South Hams countryside, offering a good range of independent shops and everyday amenities. The property is also ideally placed for enjoying the nearby beaches, coastal walks and wider South Devon countryside.

SITUATION

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, grocers, chemist, delicatessen and a number of gift and antique shops. Other amenities include a primary school, health centre, dentist, 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.



Approximate Gross Internal Area 1200 sq ft - 111 sq m



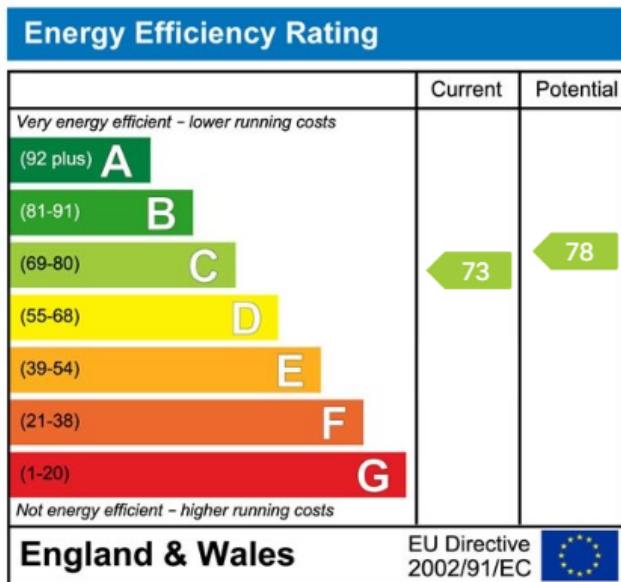
Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.

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- No onward chain
- Detached bungalow
- Level plot
- Convenient location
- Close to shops and amenities
- 3 bedrooms
- 3 bathrooms (2 en-suite)
- Extensive off road parking
- Low maintenance rear garden



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

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