

# 6 OAKWOOD DRIVE MODBURY



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

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## 6 Oakwood Drive Modbury | Devon | PL21 0RY

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A beautifully presented and extended three-bedroom family home in a peaceful cul-de-sac location

### LOCATION

Situated within a small and desirable cul-de-sac, 6 Oakwood Drive is a beautifully presented and thoughtfully extended three-bedroom family home, offering spacious and versatile accommodation ideal for modern family living. The property is perfectly positioned within easy walking distance of Modbury's high street and local school, while enjoying a peaceful setting with the benefit of backing onto open farmland.

### ACCOMODATION

The ground floor offers a welcoming living room, along with a stunning light and airy kitchen which flows seamlessly into an impressive dining/living area. The bi-fold doors open out onto the rear garden, creating a wonderful indoor-outdoor living space and making this the perfect area for entertaining family and friends.

A useful utility room provides additional practicality, while a further downstairs shower room with WC adds flexibility and convenience for busy family life. To the first floor, the property offers three well-presented bedrooms, comprising two generous double bedrooms and a single bedroom, along with a modern family bathroom.

### OUTSIDE

Outside, the beautifully landscaped rear garden is a real highlight, enjoying a private position and backing onto open farmland. Steps rise through the garden to a lawn and raised seating area, providing different areas to relax and entertain. The garden also benefits from a raised vegetable plot and greenhouse, as well as a BBQ area, creating a wonderful outdoor space to enjoy throughout the year.

The property is completed by a garage and driveway, providing excellent parking and storage options.

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### Modbury Office

01548 831163 | [modbury@marchandpetit.co.uk](mailto:modbury@marchandpetit.co.uk)

4 Broad Street, Modbury, PL21 0PS



# Property Details

Services: Mains electricity, water, and drainage. Gas fired central heating  
EPC Rating: Current: C (74) | Potential: C (79)  
Council Tax: Band C  
Tenure: Freehold  
Authority: South Hams District Council

## Key Features

- Extended and beautifully presented three-bedroom family home
- Quiet cul-de-sac location
- Walking distance to Modbury high street and local school
- Separate utility room
- Two double bedrooms, single bedroom and family bathroom
- Raised seating area, lawn, vegetable plot and greenhouse
- Garage and driveway parking

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

From our Modbury office turn right and take the next turning right onto Brownston Street, continue to the top, turning left into Dark Lane. Continue for 100 yards turning right into Oakwood Drive. The property can be found in the rear, right corner of the cul-de-sac.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Modbury Office.  
Tel: 01548 831163

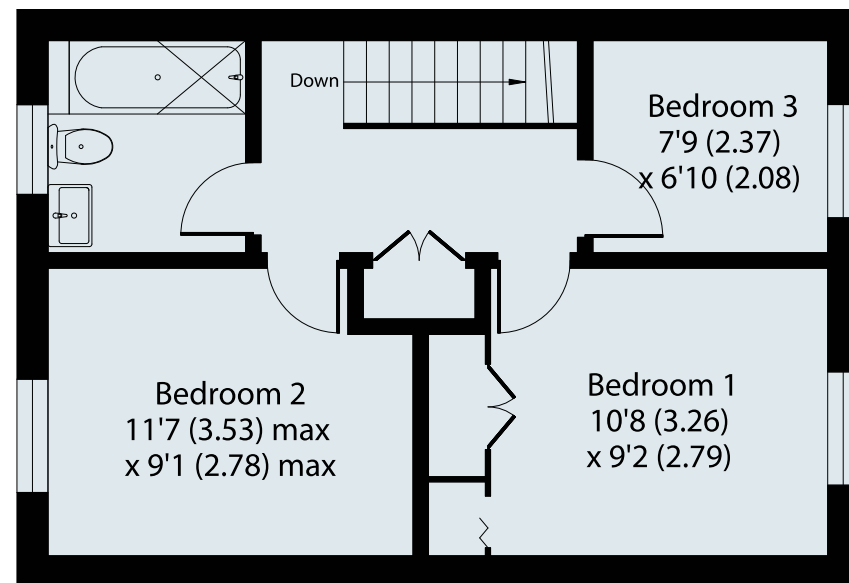


# FLOOR PLAN

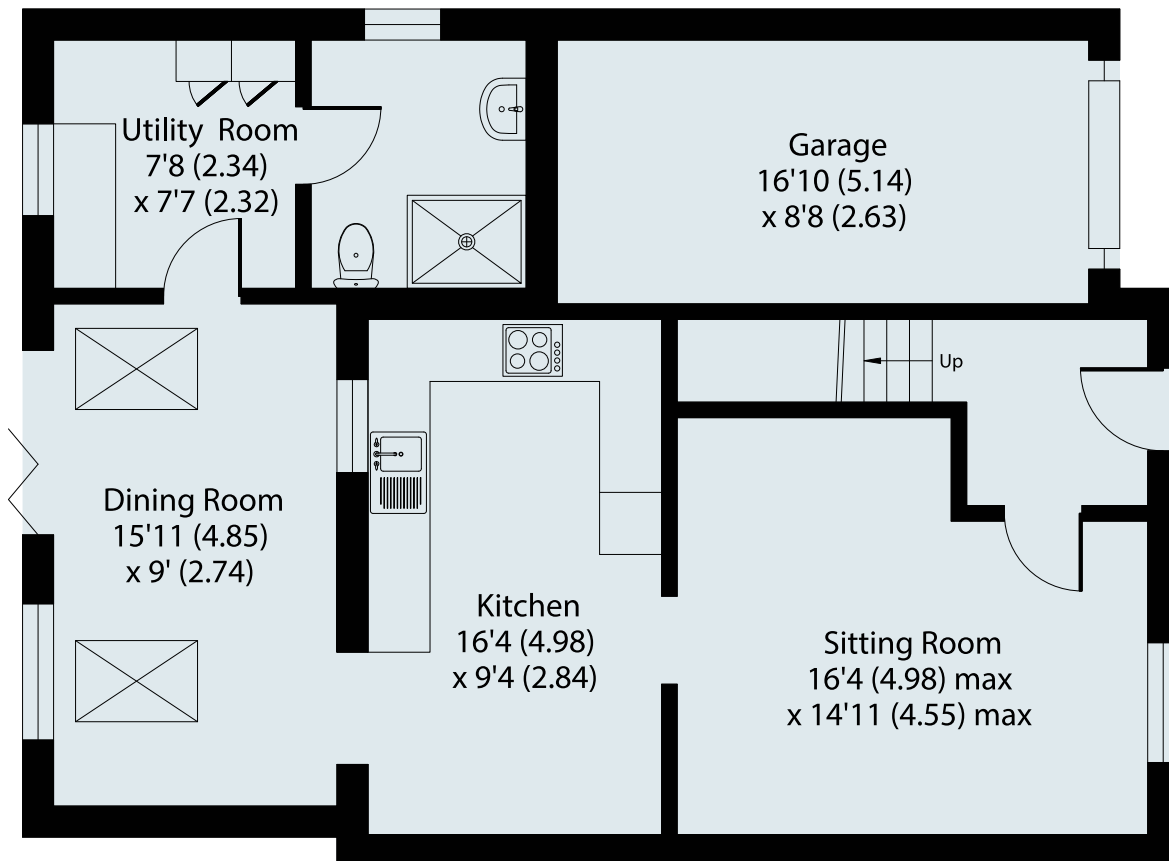


## Approximate Area

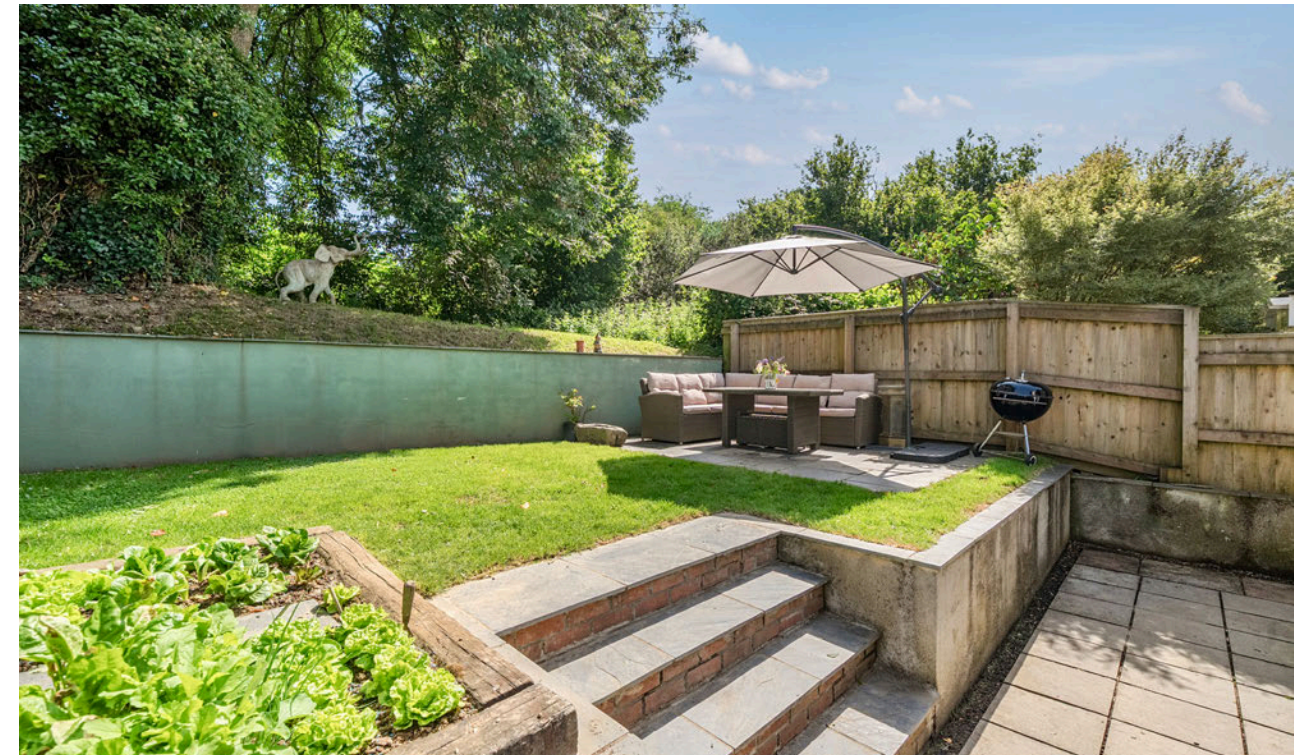
Internal  
1095 ft<sup>2</sup> / 101.7 m<sup>2</sup>  
Garage  
141 ft<sup>2</sup> / 13 m<sup>2</sup>  
Total  
1236 ft<sup>2</sup> / 114.7 m<sup>2</sup>



FIRST FLOOR



GROUND FLOOR



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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