

4 OAKWOOD DRIVE
MODBURY



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

4 OAKWOOD DRIVE

Quiet three-bedroom semi-detached family home, also offering excellent potential as an investment opportunity. Enjoying a peaceful position within a desirable cul-de-sac, the property is offered to the market with no onward chain.

The well-proportioned accommodation comprises two generous double bedrooms, a comfortable single bedroom, and a modern family bathroom. The ground floor features a welcoming living room and a well-appointed kitchen/breakfast room, ideal for everyday family living.

Externally, the property benefits from a fully enclosed rear garden, providing a pleasant outdoor space and direct access to a detached garage/workshop. Additional off-road parking is also available.

The property is presented in very good order throughout.

Location

Modbury is a charming and historic market town set within the South Hams, offering a range of local amenities including independent shops, cafés, and everyday conveniences. The area is well regarded for its community feel and attractive surroundings, with easy access to the stunning South Devon coastline, including nearby beaches and countryside walks. The A38 Devon Expressway is within easy reach, providing convenient links to Plymouth, Exeter, and beyond.



PROPERTY DETAILS

Property Address

4 Oakwood Drive, , Modbury, Devon, PL21 0RY

Mileages

Kingsbridge 8 miles, A38 5.5 miles, Plymouth 12 miles (distances approximate)

Services

Mains water, electricity, gas and drainage

EPC Rating

Current: 75, Potential: 81

Council Tax Band

Band C

Tenure

Freehold

Authority

South Hams District Council

Key Features

- Three bedrooms (two doubles, one single)
- Sought-after cul-de-sac location
- Offered with no onward chain
- Well-appointed kitchen/breakfast room
- Comfortable living room
- Enclosed rear garden

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, proceed in the direction of Church Street and turn right into Brownston Street. Continue up Brownston Street to the top of the hill and turn left into Dark Lane. Oakwood Drive will be found about 200 hundred yards on the right hand side. Turn into the cul-de-sac and the property is on the right hand side.

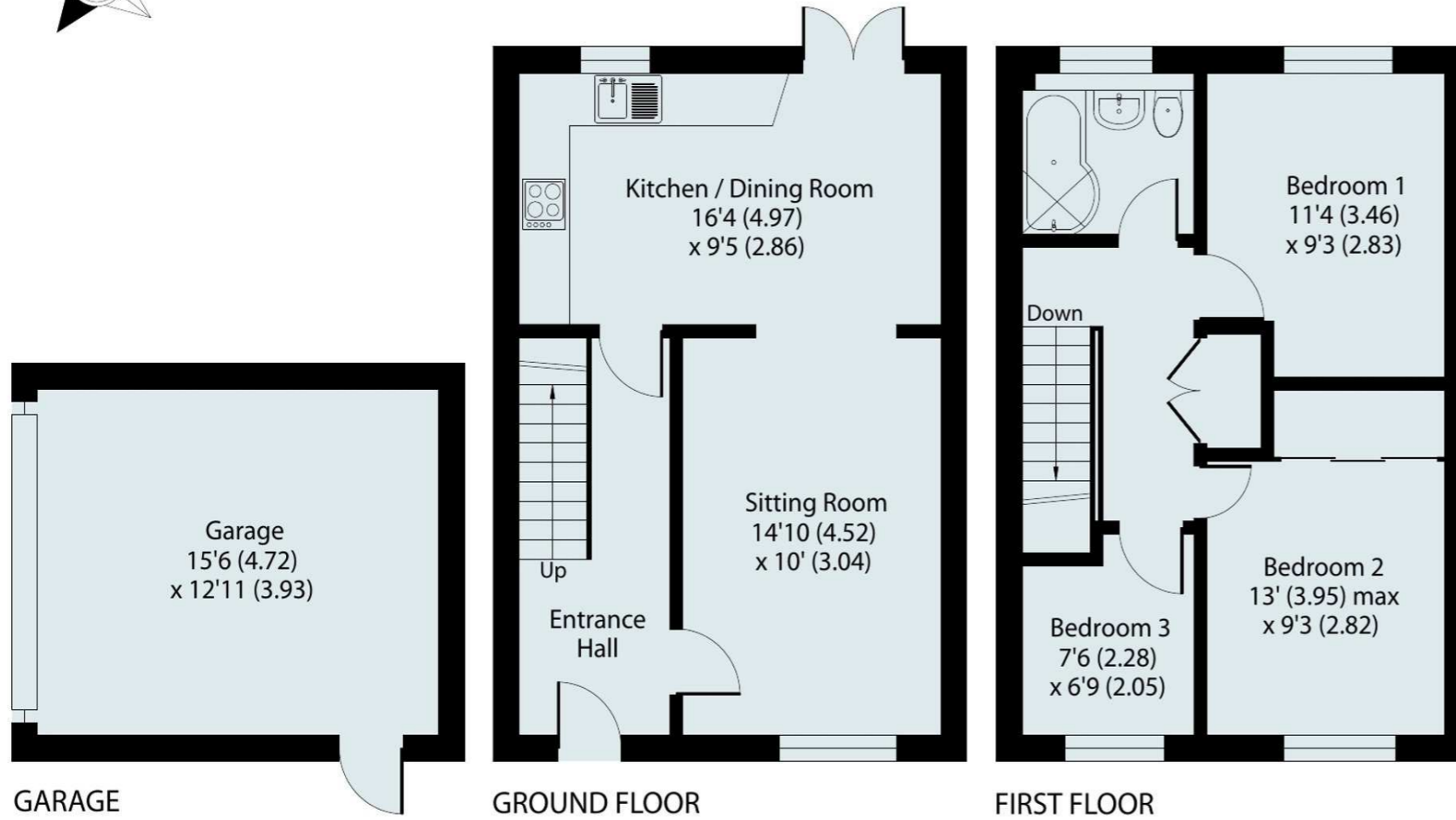
Viewing

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



FLOOR PLAN

Approximate Area = 806 sq ft / 74.8 sq m
 Garage = 200 sq ft / 18.5 sq m
 Total = 1006 sq ft / 93.3 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 2026. Produced for Marchand Petit Ltd. REF: 1433369

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Newton Ferrers
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Salcombe
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