

1 Poundwell Street, Modbury, South Devon, PL21 0QJ

Luscombe Maye 
Estate Agents







1 Poundwell Street, Modbury South Devon, PL21 0QJ

Charming throughout with many character features, the property is arranged over three floors and is deceptively spacious with flexible accommodation.

The main entrance leads into the spacious dining room with stairs rising to the first floor and includes a solid oak floor with feature fireplace, woodburning stove and under stairs cloaks and shoe storage. A door leads through to the well-appointed kitchen/breakfast room with an extensive range of units, pantry and a separate fitted utility room. French doors from the kitchen open onto the sunny patio and garden.

The delightful sitting room (formerly a bedroom) is on the first floor and is a bright and comfortable room with mantelpiece, electric fire and enjoys views across the rooftops and garden. There is also a generous sized double bedroom on this floor with fitted wardrobes and a separate bathroom with wc.

Stairs rise from the first floor landing to three further bedrooms and shower room on the second floor. The master bedroom has fitted wardrobes and a sunny aspect overlooking the garden towards the surrounding countryside. There is another double bedroom with fitted wardrobes, a single bedroom and a shower room with hand basin and wc.

The patio and garden is a pretty, sunny oasis in the heart of town and there is a useful stone built shed with plenty of space for storing bikes, wood, etc. A back gate leads from the garden on to a privately-owned lane with shared access to Poundwell Street. Parking can be found in the main Poundwell car park areas.

3 Church Street, Modbury, Ivybridge, PL21 0QW
Telephone 01548 830 831
modbury@luscombemaye.com
www.luscombemaye.com

Characterful town house with an abundance of charm & beautifully appointed throughout. Heart of town location convenient for all amenities & providing spacious & versatile accommodation.

- 4 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- Large Kitchen/Breakfast Room
- Utility Room
- Accommodation over 3 floors
- Well Presented Throughout
- Heart Of Town Location
- Courtyard Garden
- Outbuilding For Storage



All measurements are approximate and for display purposes only



SERVICES

Mains gas, electricity, water and drainage.

COUNCIL TAX

Band D.

TENURE

Freehold.

LOCAL AUTHORITY

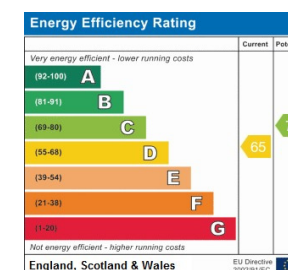
South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

DIRECTIONS

From the Modbury office turn right into Poundwell Street. The property can be found on the left hand side.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye Modbury office 01548 830831.



Agent's Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers and other users are advised to recheck the measurements and any other details that will be relied upon.