



CHI

THE GRANGE

MODBURY • PL21 0RF



THE GRANGE

GROUND FLOOR

Entrance Hallway | Bedroom 2 With En-Suite | Bedroom 3 |
Shower Room

FIRST FLOOR

Kitchen/Dining Room | Living Room | Bedroom 1 With En-Suite

EXTERNAL

Garden | Integral Garage



“A modern 3 bedroom house with garden and garage ”...

The Grange is a beautifully renovated home that perfectly blends modern styling with character features, including an attractive white exterior complemented by exposed stonework. While the renovation work has been completed to a high standard, some finishing touches, such as carpet choices, have been left for the new owner, allowing the opportunity to add a personal touch.

- Privately secluded and set back from the road
- 3 well proportioned bedrooms
- Garden with town views
- Integral garage
- Walking distance to amenities

Entering the property, the ground floor offers two bedrooms, one benefiting from an en-suite shower room, while the second is positioned next to the modern family shower room. Upstairs, the impressive main living space is flooded with natural light and features a charming log burner along with doors opening directly onto the south-west facing rear garden.

A few steps lead down into the contemporary fitted kitchen, which offers ample worktop space, integrated fittings, and a Juliet balcony. From the living area, further split-level steps lead to the principal bedroom, which benefits from its own en-suite shower room.

Externally, the rear garden is laid to lawn and enjoys a sunny south-west facing aspect, with access from both the living room and the side of the property. The property also benefits from an integral garage with a utility area, housing the boiler and water tank, plumbing for a washing machine, and additional storage space



TOTAL APPROXIMATE AREA: 1228 SQ FT 114 SQ M

Back Street, Modbury, PL21

Approximate Area = 1024 sq ft / 95.1 sq m
Garage = 204 sq ft / 18.9 sq m
Total = 1228 sq ft / 114 sq m
For identification only - Not to scale



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Tenure: Freehold

Council Tax Band: Awaiting banding from council

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. LPG gas central heating. Mains gas recently connected.

EPC: Current (63) Potential C (69)

Viewings: Very strictly by appointment only

Location: Modbury is a sought-after South Hams town surrounded by beautiful countryside and located just a short drive from the coast and nearby beaches. Offering a wonderful blend of rural charm and everyday convenience, the town features a range of independent shops, cafés, health services and a primary school, all centred around its attractive historic high street.

Well positioned for access to both Kingsbridge and Plymouth, with the A38 nearby, Modbury is ideal for those seeking a balance of coastal and countryside living. The surrounding area offers excellent opportunities for walking, sailing, golfing and exploring Dartmoor National Park.

Directions: From Kingsbridge, continue towards Modbury and upon entering the town, turn right before the zebra crossing into Brownston Street. Proceed along the road before taking the left-hand turning into Back Street, where the property can be found on the right-hand side.

What Three Words: ///musician.clustering.bars

Salcombe 11.9 miles - Totnes 13.2 miles (Railway link to London Paddington) - Kingsbridge 8.3 miles

All distances approximate