



Luscombe Maye

Since 1873

New Road, Modbury, PL21

Guide Price £230,000

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DESCRIPTION & SITUATION

Recently converted, The Workshop is a contemporary two-bedroom property set in the heart of Modbury within easy level walking distance of the town centre. Upon entering there is a spacious hall with doors to the modern bathroom finished to a high standard and the principal bedroom. Stairs leading to the naturally light and bright open plan kitchen/living room with a log burner and vaulted ceiling with exposed beams. The contemporary kitchen is well-positioned in this lovely space with a comprehensive range of units and space for breakfast table and chairs. Sliding doors open into a generous double bedroom with a beautiful en-suite shower room. The Workshop has a range of attractive features including underfloor heating, electric Velux windows and a useful utility room with storage.

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, 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.

FURTHER INFORMATION

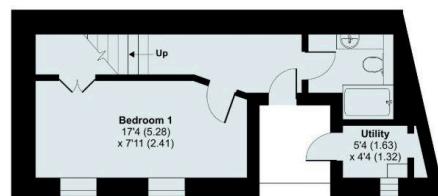
Verified Material Information

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information (<https://>





FIRST FLOOR



GROUND FLOOR

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

- Located in the centre of Modbury
- Finished to a high standard
- Two double bedrooms
- Log burner
- Walking distance to nearby amenities
- Reverse level accommodation
- Vaulted ceilings
- Beautifully presented throughout

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	91	
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

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