Luscombe Maye
Since 1873

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12 Benedict Way, Modbury, Ivybridge, PL21 0TJ

LOCATION
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, baker, grocers, hardware store, chemist, delicatessen and a number of gift and antique shops. Other amenities include a primary school, health centre, dentist, veterinary surgery and mobile 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

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 Material Information. https://moverly.com/property/benedict-way-ivybridge-pl21/9pNPE4ceiGBiYgFzy7RBM9
Alternatively, you can contact our team for this information.

Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: D
EPC rating: C

The building
Detached bungalow, standard brick and block construction
1 bathroom, 1 reception
Accessibility adaptations: Level access shower
Loft: insulated and boarded, accessed by Loft hatch in hallway. Drop down ladder.
Outside areas: Front garden, Rear garden, and Side garden
No spray foam insulation

Services
Mains electricity
Mains water
Mains foul drainage
No mains surface water drainage
Mains gas central heating, installed 1st Nov 2024
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)

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Mobile coverage: O2 good, Vodafone good, Three good, EE good
Parking: Driveway, Garage, and Off Street
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (DN142441):
Title register restrictions (DN178598):
No environmental risks recorded
No specialist issues recorded
Onward chain: no

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

VIEWINGS
Strictly by appointment with Luscombe Maye, Modbury 01548 830831

LETTINGS
Luscombe Maye also offers an Award Winning Lettings service. If you are considering Letting your own property, or a buy to let purchase, please contact Andrew or Alex on 01752 393330 or lettings@luscombemaye.com to discuss our range of bespoke services.