

Luscombe Maye
Since 1873

Benedict Way, Modbury, PL21

Guide Price £395,000

3 1 1









DESCRIPTION
Situated in a sought after location on Benedict Way in Modbury, this attractive detached three bedroom bungalow enjoys a particularly convenient position within easy walking distance of the town's amenities and with lovely countryside walks close at hand.

The accommodation is well arranged and includes a useful front porch leading into the entrance hall, which provides access to three bedrooms and a bathroom fitted with a white suite and walk in shower. The good sized living room features a gas fire and patio doors opening into a conservatory overlooking the rear garden. The kitchen is fitted with a range of base and wall units and leads through to a useful utility room with plumbing for a washing machine and an external door.

The gardens are a particularly appealing feature, with the rear garden enjoying a private, south westerly aspect. The level garden is arranged with a paved patio adjoining the house, an area of lawn and well stocked flower and shrub borders. Tucked discreetly behind a hedge is a useful timber garden shed, whilst a further section of the garden is given over to a vegetable plot with a greenhouse.

To the front, the garden is laid to lawn with a planted border along the front boundary. A driveway provides off road parking for two vehicles and leads to the garage, which has an up-and-over door to the front.

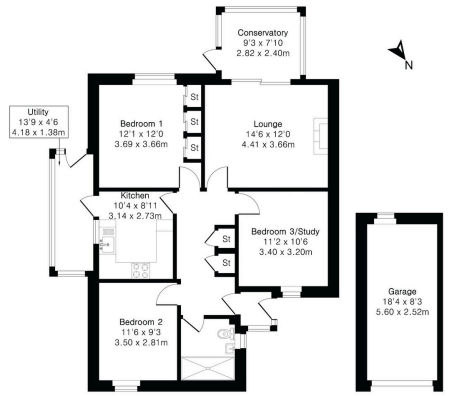
Overall, this is a lovely opportunity to acquire a well positioned detached bungalow with attractive, manageable gardens, driveway parking and a garage, all within easy reach of everything Modbury has to offer.

VIEWINGS
Strictly by appointment with Luscombe Maye, Modbury 01548 830831





Approximate Gross Internal Area 984 sq ft - 91 sq m
(Excluding Garage)
Garage Area 152 sq ft – 14 sq m



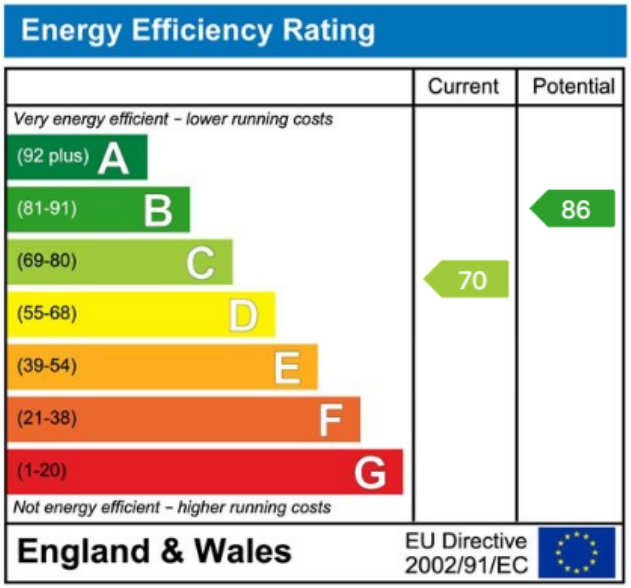
Ground Floor Garage

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Luscombe Maye

- Attractive detached three-bedroom bungalow
- Walking distance to Modbury town centre
- Conservatory overlooking the rear garden
- Private south-west facing rear garden
- Driveway parking for two cars and garage
- Sought-after location on Benedict Way
- Good-sized living room with gas-effect fire
- Kitchen and separate utility room
- Vegetable plot and greenhouse
- No onward chain



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

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