

# GREENFIELD SOUTH BRENT



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

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## Greenfield | Greenfield Drive | South Brent | Devon | TQ10 9DQ

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### DESCRIPTION

This unique and substantial detached family home, offering over 2,000 sq. ft of versatile accommodation, is finished with stylish interiors and contemporary fixtures. Arranged with 4 bedrooms, sitting room, kitchen/breakfast room, dining room, conservatory, family bathroom, 2 ensembles and a generous attached utility/store. The property enjoys a corner plot of just under half an acre, with delightful gardens wrapping round the property and a drive providing ample parking.

### ACCOMODATION

A central hallway connects the principal rooms on the ground floor and provides a store cupboard. The kitchen/breakfast room is of an exceptional style, fitted with an array of matching base and wall units, space for appliances, a central island and breakfast bar. Off the kitchen, with access from the front of the property, is a substantial attached outbuilding, serving as a utility/boot room, with excellent storerooms. The sitting room has a dual aspect with a box bay window, feature fireplace and stairs leading to the first floor. The dining room has a garden aspect with a box bay window. Two of the ground floor bedrooms have front aspect windows. The 2nd bedroom has a rear aspect with garden views, an ensuite shower room and a built-in wardrobe. The family bathroom is arranged with a bath, corner shower, wc and basin. The conservatory has a garden aspect with double doors leading out. The first floor provides the master suite, a dual aspect bedroom with a dressing room and ensuite. Wrapping around the suite are extensive eaves storage.

### OUTSIDE

The property is set in 0.4 of an acre, a generous corner plot with delightful gardens wrapping around the property. These established gardens offer a variety of features including areas of lawn, shrubs, bordering trees and hedging, a charming pergola with vines and a wonderful summer house with patio decking. The drive provides ample parking with an EV charger.

### Key Features

- A wonderful and private cul-de-sac location on the edge of South Brent
- Bright and spacious accommodation of over 2,000 sq. ft
- 4 bedrooms, 3 bathrooms
- Generous utility store attached to the property
- Set in 0.4 of an acre
- Delightful gardens wrapping around the property
- Ample parking with EV charger

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### Modbury Office

01548 831163 | modbury@marchandpetit.co.uk

4 Broad Street, Modbury, PL21 0PS



# Property Details

**Services:** Mains electricity, mains water and mains drainage. Solar panels with battery storage.

**EPC Rating:** Current: B - 88, Potential: A - 101, Rating: B

**Council Tax:** Band E

**Tenure:** Freehold

**Authority:** South Hams District Council

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

From the A38 heading north take the slip way into South Brent, taking a left onto B3372 Exeter Road. Continue on this road for just over half a mile, then take a right onto Corn Park, then left onto Greenfield Drive where the property is located on the left.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Modbury Office. Tel: 01548 831163

## Location

South Brent a thriving bustling Devon village situated on the southern edge of Dartmoor National Park. The village enjoys a wide range of shops, including supermarket, butchers, pharmacy, delicatessen, electrical shop and fish and chip shop. The professional services include a post office, health centre and dental surgery. South Brent is conveniently located for the A38 Devon Expressway, having excellent communications with both Exeter and Plymouth. Dartmoor, with all of its natural splendour, is on the doorstep offering outdoor pursuits, nature and wilderness for all.

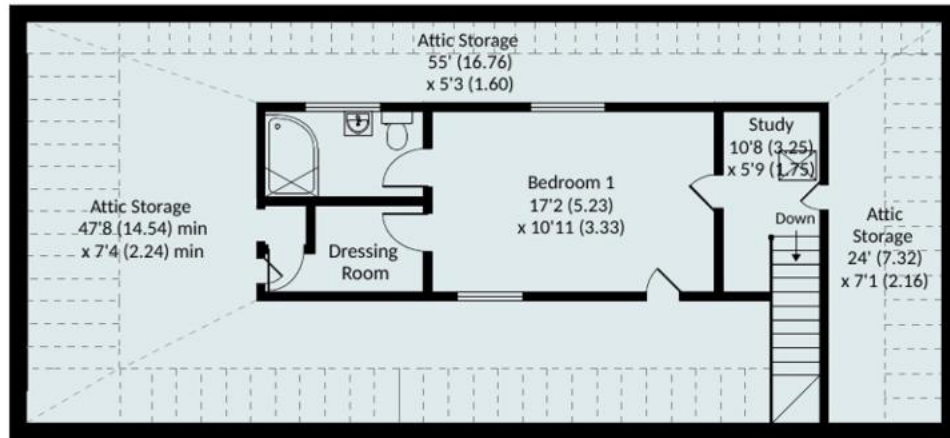


# FLOOR PLAN

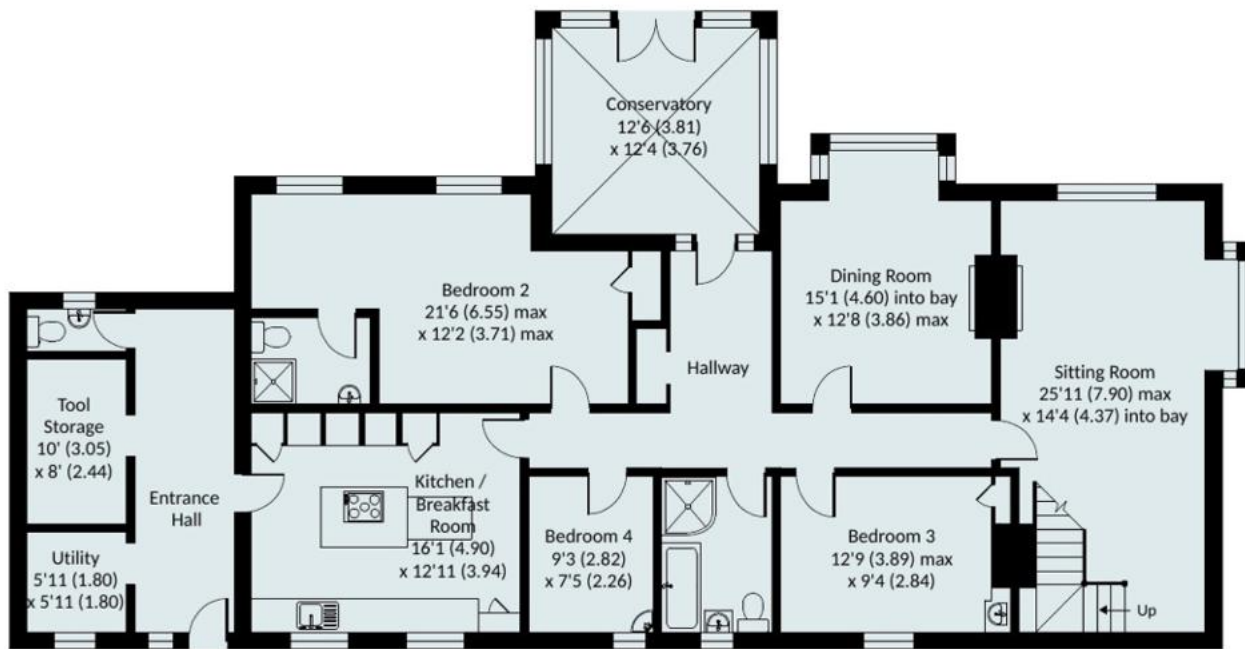
Approximate Area = 2807 sq ft / 260.7 sq m  
 Limited Use Area(s) = 434 sq ft / 40.3 sq m  
 Total = 3241 sq ft / 301 sq m  
 For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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