



Luscombe Maye

Since 1873

The Orchard, Modbury, PL21

Guide Price £215,000

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DESCRIPTION

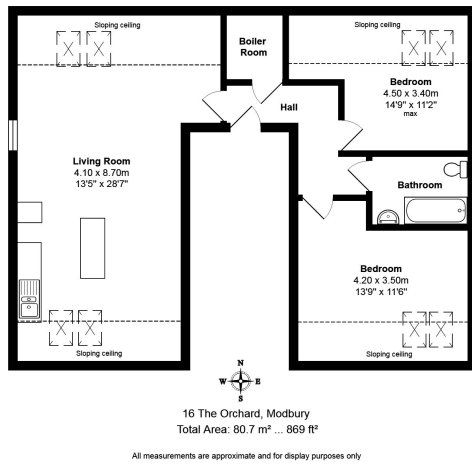
Tucked away in a peaceful yet central position in the heart of Modbury, this second-floor apartment offers light-filled, spacious living with far-reaching views over the town and surrounding countryside. Ideally located within easy walking distance of all the town's amenities, this is a superb opportunity for a first-time buyer, second home, or rental investor.

A private off-road parking space is situated directly in front of the building. Steps lead down to the main entrance, opening into a well-maintained communal hallway with individual post boxes and a staircase rising to a generous landing. The apartment itself is well presented, with an entrance hallway offering a large storage cupboard and access to all rooms. The main living space is a bright and airy open-plan layout, incorporating a kitchen, dining area and lounge. Triple-aspect Velux windows flood the room with natural light and provide picturesque views across the town and rolling countryside. There are two generously sized double bedrooms, each with Velux windows enjoying similarly attractive views, and a well appointed bathroom featuring an enclosed bath with shower over, WC and pedestal hand basin.

SITUATION

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 Co-Op store, butcher, chemist, delicatessen and a number of pubs and gift shops. Other amenities include a primary school, health centre, dentist, hairdressers, 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.





- Light and spacious second-floor flat
- Open-plan kitchen, dining and living area
- Private off-road parking space
- Ideal for first-time buyers, second home, or rental investment
- Two generous double bedrooms with countryside views
- Abundance of natural light
- Quiet, tucked-away position near Modbury centre
- No onward chain



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