

46 LONG PARK MODBURY



MARCHAND PETIT
COASTAL, TOWN & COUNTRY

46 Long Park | Modbury | Ivybridge Devon | PL21 0RP

A well-presented detached bungalow, tucked away at the end of a popular cul-de-sac in the sought-after town of Modbury. A bright and welcoming entrance hall leads through to the sitting room, which enjoys a picture window to the front. The newly fitted kitchen features integrated appliances and generous worktop space, and adjoins the dining area. From here, the conservatory provides a lovely additional reception space with French doors opening out to the rear garden, ideal for relaxing while enjoying views outside.

The accommodation is generous in proportion and includes three bedrooms, with the principal bedroom benefiting from fitted wardrobes and en-suite, there is also a family bathroom. The garage has been converted into a useful studio/workshop, with a separate store room retained to the front, perfect for those needing flexible workspace or a home office.

Outside, there is driveway parking for two cars. The garden, featuring a level lawn bordered by raised planters, a greenhouse, all set against a high stone wall.

Situated in the vibrant town of Modbury, the property is ideally placed for enjoying everything the local area has to offer. A range of independent shops, cafés and essential services are all within easy walking distance. Nestled between Dartmoor National Park and the South Devon coastline, Modbury combines the charm of a historic market town with excellent access to countryside walks and coastal adventures.

Modbury Office

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4 Broad Street, Modbury, PL21 0PS



Property Details

Services:	Mains electricity, water and drainage. Gas Fired Central Heating
EPC Rating:	Current: D Potential: B
Council Tax:	Band D
Tenure:	Freehold.
Authority:	South Hams District Council

Key Features

- Newly fitted kitchen with generous worktop space
- Kitchen/dining room and conservatory with French doors to the garden
- Light-filled sitting room with front aspect picture window
- Three bedrooms, including principal with en-suite
- Family bathroom
- Converted garage providing a studio/workshop plus front store
- Private rear garden with Greenhouse

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

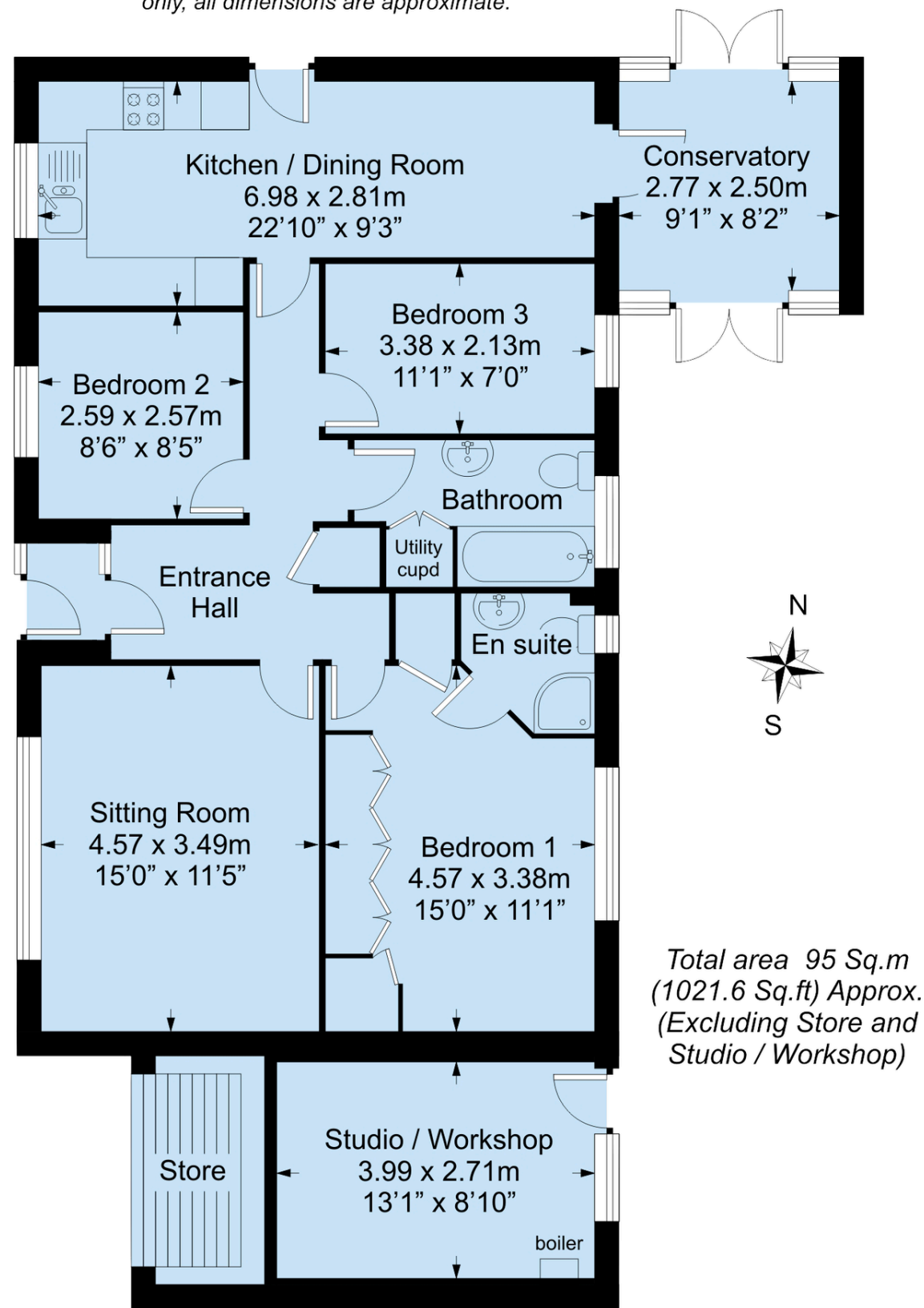
From our Modbury office turn right and continue along the main street turning right at the top of the hill into Barracks Lane. Turn left into Long Park, and immediately right. The property will be found approximately 75 yards on your left hand side.

Viewing

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



NB. This Floor Plan is for illustrative purposes only, all dimensions are approximate.



Total area 95 Sq.m
(1021.6 Sq.ft) Approx.
(Excluding Store and
Studio / Workshop)



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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.