



Luscombe Maye
Since 1873

Lower Green Park, Modbury, PL21

Guide Price £265,000

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Enjoy modern living with countryside views in this beautifully presented two-bedroom maisonette, ideally located within walking distance of Modbury town centre.

This home offers contemporary, well-arranged accommodation, ready for immediate occupation with no onward chain. Upon entering is a useful entrance hall with integral door to the garage, stairs lead to the first floor where the welcoming, open plan kitchen/dining/living room can be found. This generous space is beautifully presented with dual aspect windows providing an abundance of natural light. There are also two generous double bedrooms, a well-appointed bathroom and utility room.

Outside, the property benefits from a private and enclosed rear garden, perfect for relaxing, outdoor dining, or entertaining guests. Further enhancing the convenience of this home are the driveway parking and a single integral garage, benefiting from power and light.

From its elevated position, the property enjoys delightful countryside views towards Dartmoor and the location allows easy access to local amenities and the charm of Modbury.

Situation

Modbury is a picturesque Georgian town nestled in an 'Area of Outstanding Natural Beauty,' just a short drive from the nearest beach. This vibrant town offers a good range of local shops, including a Co-Op, butcher, chemist, and delicatessen, along with several pubs and gift shops. Essential amenities such as a primary school, health centre, and dental practice are also within easy reach. For broader shopping needs, Kingsbridge is to the South and Plymouth is approximately 12 miles to the West. Modbury benefits from being on a main bus route and is only about five miles from the A38, offering convenient transport links. The surrounding area boasts fine cliff-top walks, beautiful beaches and coves, with sailing opportunities at Salcombe and Newton Ferrers. Golf enthusiasts will appreciate the 18-hole courses at Thurlestone and Bigbury, while Dartmoor National Park is just a few miles to the North, perfect for exploring the great outdoors.

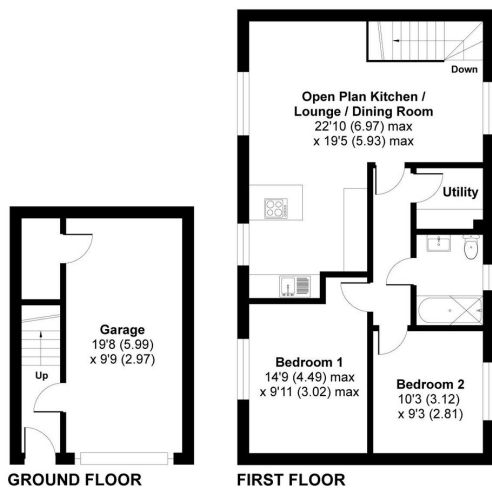
Verified Material Information





Lower Green Park, Modbury, Ivybridge, PL21

Approximate Area = 750 sq ft / 69.6 sq m
Garage = 217 sq ft / 20.1 sq m
Total = 967 sq ft / 89.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Luscombe Maye. REF: 1408192



- No onward chain
- Countryside views towards Dartmoor
- Located within walking distance of Modbury town centre
- Private and enclosed rear garden
- Well-presented throughout
- Driveway parking and one single garage
- Modern and contemporary accommodation
- Two double bedrooms
- Walking distance to nearby amenities

