

8 OAKWOOD DRIVE

MODBURY | DEVON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

8 Oakwood Drive Modbury | Devon | PL21 0RY

AT A GLANCE

An attractive three-bedroom semi-detached home in a peaceful cul-de-sac, within walking distance of Modbury High Street and the local school. Its well-proportioned accommodation is complemented by driveway parking, a single garage and a rear garden backing onto fields.

THE PROPERTY

The entrance hall has a useful storage cupboard and leads to a generously proportioned living room, providing a comfortable setting for everyday family life and entertaining.

The modern kitchen/breakfast room has a good range of units, an electric hob and oven, as well as space for a dining table. A separate utility room has plumbing for a washing machine and direct access to the garage.

On the first floor are two double bedrooms, a single bedroom and a family bathroom with a large walk-in shower. The property also benefits from gas-fired central heating and double glazing.

OUTSIDE

To the front, a garden and driveway provide off-road parking and lead to the single garage, which has an electric up-and-over door.

The rear garden is arranged over two levels, with a gravelled seating area suited to outdoor dining and steps rising to a level lawn. Backing onto fields, it offers distinct areas for seating, play and gardening.

LOCATION & SITUATION

Oakwood Drive is a quiet cul-de-sac in Modbury, with its close proximity to the High Street and local school, this convenient position combines a peaceful residential setting with straightforward access to the town's day-to-day amenities.

Modbury Office
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Property Details

Services:	Mains electricity, water and drainage. Gas-fired central heating.
EPC Rating:	Current C; potential B.
Council Tax:	Band C
Tenure:	Freehold
Authority:	South Hams District Council

Key Features

- Kitchen/breakfast room and separate utility arranged for practical everyday living
- Flexible three-bedroom layout, with two double bedrooms and a single bedroom
- Tiered rear garden with a gravelled seating area and level lawn backing onto fields
- Driveway parking and a single garage, and direct utility-room access

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

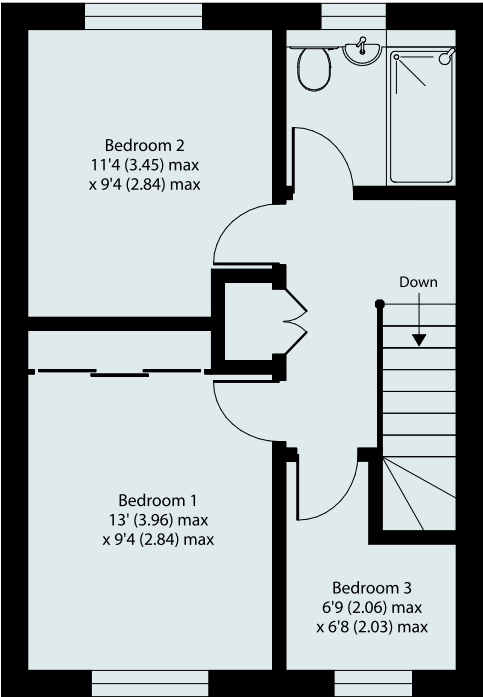
From our Modbury office turn right and take the next turning right onto Brownston Street, continue to the top, turning left into Dark Lane. Continue for 100 yards turning right into Oakwood Drive. The property can be found in the rear, right corner of the cul-de-sac.

Viewing

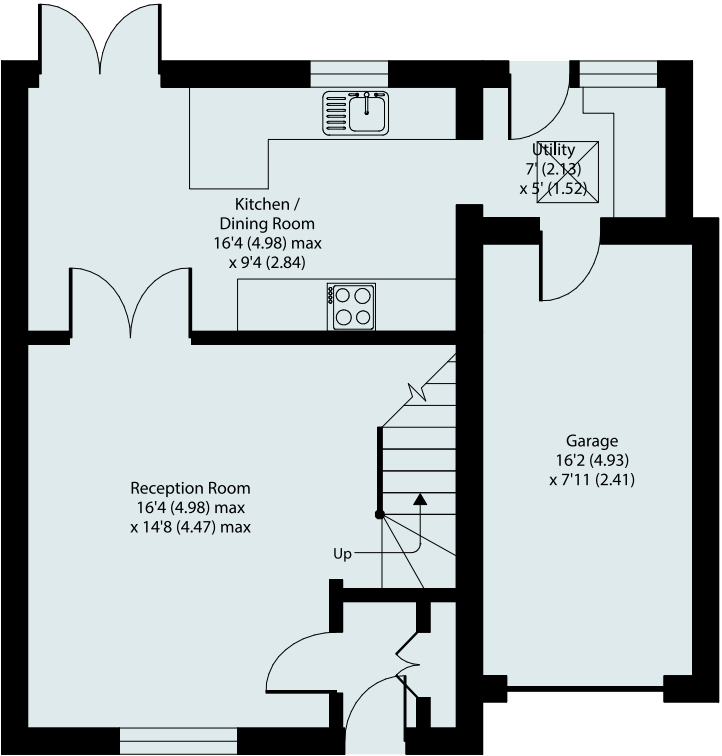
Strictly by appointment with Marchand Petit, Modbury. Bespoke appointments outside normal office hours can be arranged with prior notice.



FLOOR PLAN



FIRST FLOOR



GROUND FLOOR

Approximate Area = 840 sq ft / 78 sq m
Garage = 132 sq ft / 12.3 sq m
Total = 972 sq ft / 90.3 sq m
For identification only - Not to scale



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.