

# 9 LOWER GREEN PARK MODBURY | DEVON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

## 9 Lower Green Park Modbury | Devon | PL21 0FU

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### AT A GLANCE

Set in a Modbury cul-de-sac within the South Devon National Landscape, this modern two-bedroom semi-detached home has countryside views and a kitchen/dining room opening onto an enclosed rear garden. The principal bedroom has an en suite shower room, while a driveway and single garage provide parking.

### THE PROPERTY

A paved path crosses the lawned front garden to the entrance hall. Beyond, the sitting room has useful understairs storage and opens into the kitchen/dining room.

Fitted kitchen units incorporate a ceramic electric hob and built-in oven, with space for a dishwasher and fridge/freezer. Double doors lead from the dining area onto the paved terrace and enclosed rear garden. A ground-floor cloakroom and laundry alcove complete this level.

Upstairs, the landing leads to two bedrooms and a family bathroom. The principal bedroom has an en suite shower room.

### OUTSIDE

The front garden is mainly laid to lawn, with a path to the house. At the rear, fencing encloses a lawn and paved terrace, with a further gravelled seating area. A driveway leads to the single garage.

### LOCATION & SITUATION

Modbury is a historic South Hams town within the South Devon National Landscape. It has independent shops, cafés, a primary school and a health centre. Footpaths lead into the surrounding countryside, while the South Devon coast offers beaches and coastal walks. Kingsbridge and Plymouth provide wider shopping and services, with bus links through the town.

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### Modbury Office

01548 831163 | [modbury@marchandpetit.co.uk](mailto:modbury@marchandpetit.co.uk)

4 Broad Street, Modbury, PL21 0PS



# Property Details

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

## Key Features

- Two-bedroom semi-detached home in a cul-de-sac
- Within the South Devon National Landscape
- Countryside views from the property
- Principal bedroom with en suite shower room
- Kitchen/dining room with double doors to the rear garden
- Family bathroom, ground-floor cloakroom and laundry space
- Front and rear gardens, driveway parking and single garage

## 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 proceed up Broad Street into Church Street. Continue up the hill and follow the road round to the left. The Palm Cross development can be found on your right hand side. Following the green on your right turn left into Lower Green Park.

## Viewing

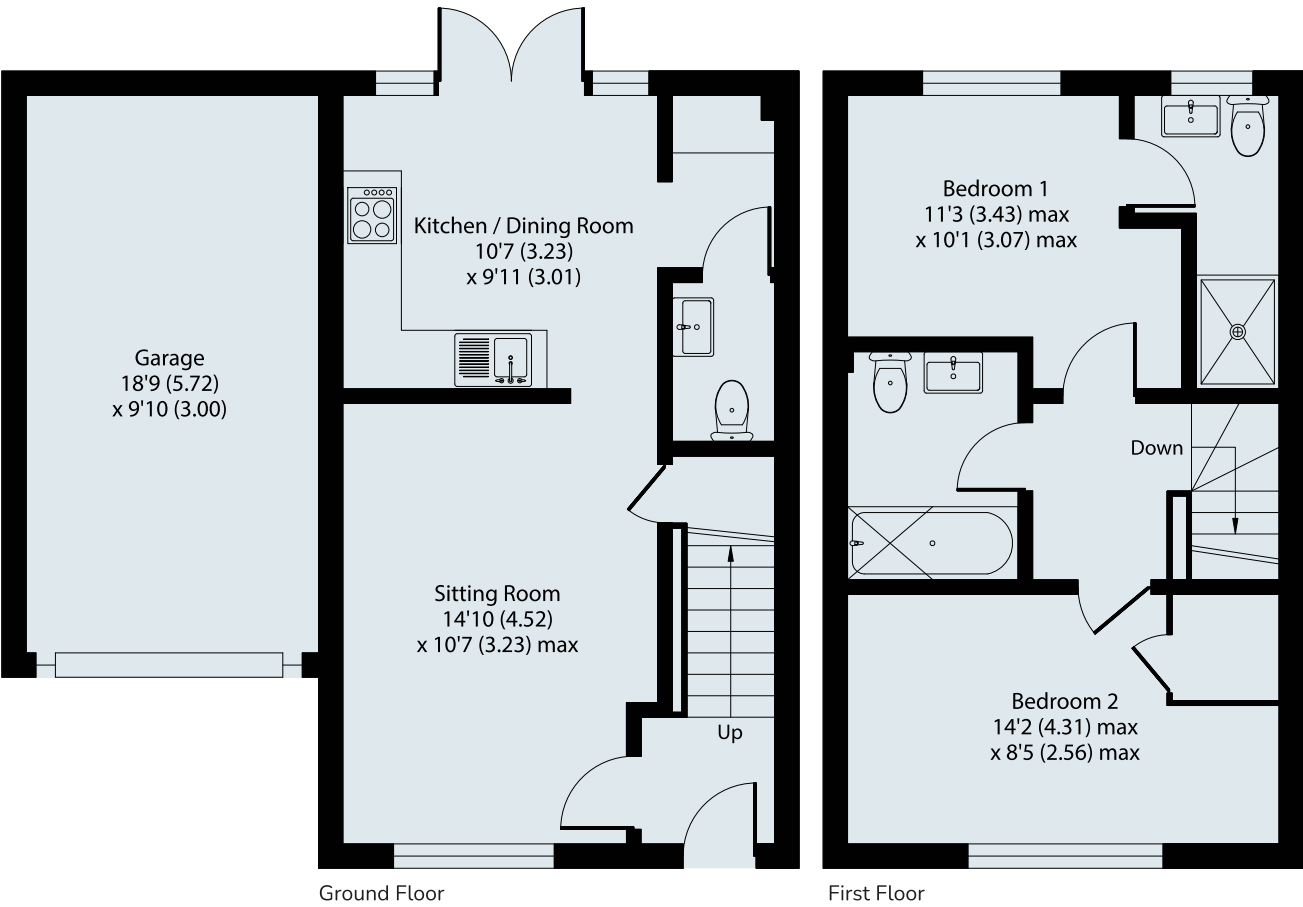
Strictly by appointment with the sole agent, Marchand Petit, Modbury.



# FLOOR PLAN



Approximate Area = 732 sq ft / 68 sq m  
Garage = 185 sq ft / 17.1 sq m  
Total = 917 sq ft / 85.1 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). ©nichecom 2025. Produced for Marchand Petit Ltd. REF: 1355917

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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.