

9 OAKWOOD DRIVE

MODBURY | DEVON




MARCHAND PETIT
COASTAL, TOWN & COUNTRY

9 Oakwood Drive Modbury | Devon | PL21 0RY

AT A GLANCE

A well-presented three-bedroom semi-detached home in a peaceful cul-de-sac, within walking distance of Modbury High Street and the local school. A light sitting/dining room and contemporary kitchen are complemented by driveway parking, a garage and a generous rear garden.

THE PROPERTY

A covered entrance leads into the hallway and on to the sitting/dining room, which runs the full depth of the house with a window to the front and French doors to the rear patio.

The kitchen has contemporary gloss units, wood-effect worktops, a built-in electric oven and hob, and space for a dishwasher, with doors to both the hall and dining area.

On the first floor are two double bedrooms with fitted wardrobes, a single bedroom, an airing cupboard and a family bathroom. The property also benefits from gas-fired central heating and double glazing.

OUTSIDE

To the front, a lawn and driveway provide off-road parking and lead to the attached single garage, which has a roller door and a rear door to the garden.

The rear garden is arranged over two levels, with a paved patio framed by stone-walled raised beds and central steps rising to a generous fenced lawn.

LOCATION & SITUATION

Oakwood Drive is a quiet residential cul-de-sac on the edge of Modbury, within easy walking distance of the High Street and local school, combining a peaceful setting with straightforward access to the town's day-to-day amenities.

Modbury Office
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4 Broad Street, Modbury, PL21 0PS



Property Details

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

Key Features

- Full-depth sitting/dining room with French doors opening onto the rear patio
- Contemporary kitchen with built-in oven and hob, linking to the hall and dining area
- Two double bedrooms with wardrobes, a single bedroom and a family bathroom
- Tiered rear garden with stone-walled patio and lawn, plus driveway and garage

Fixtures & Fittings

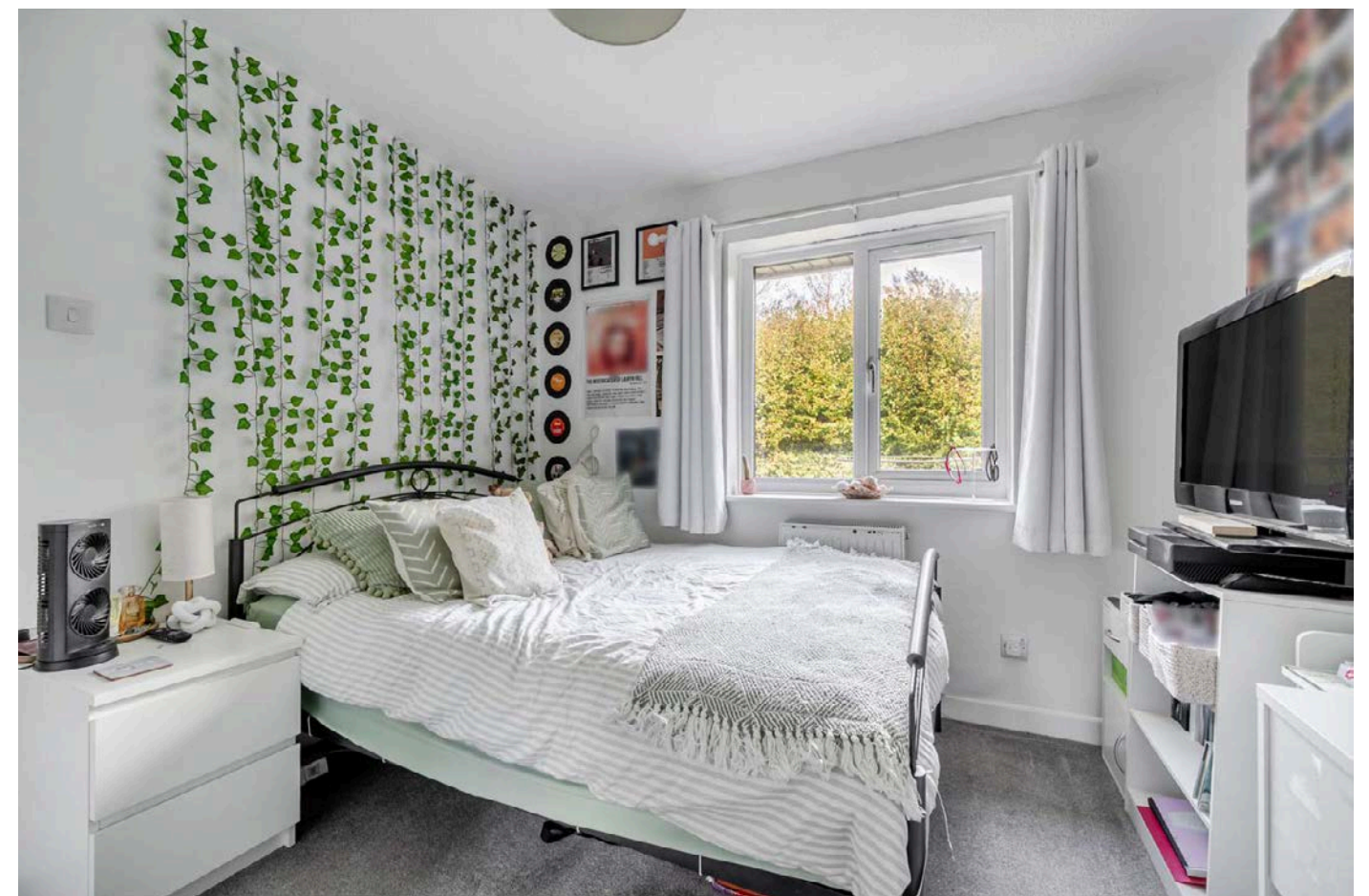
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

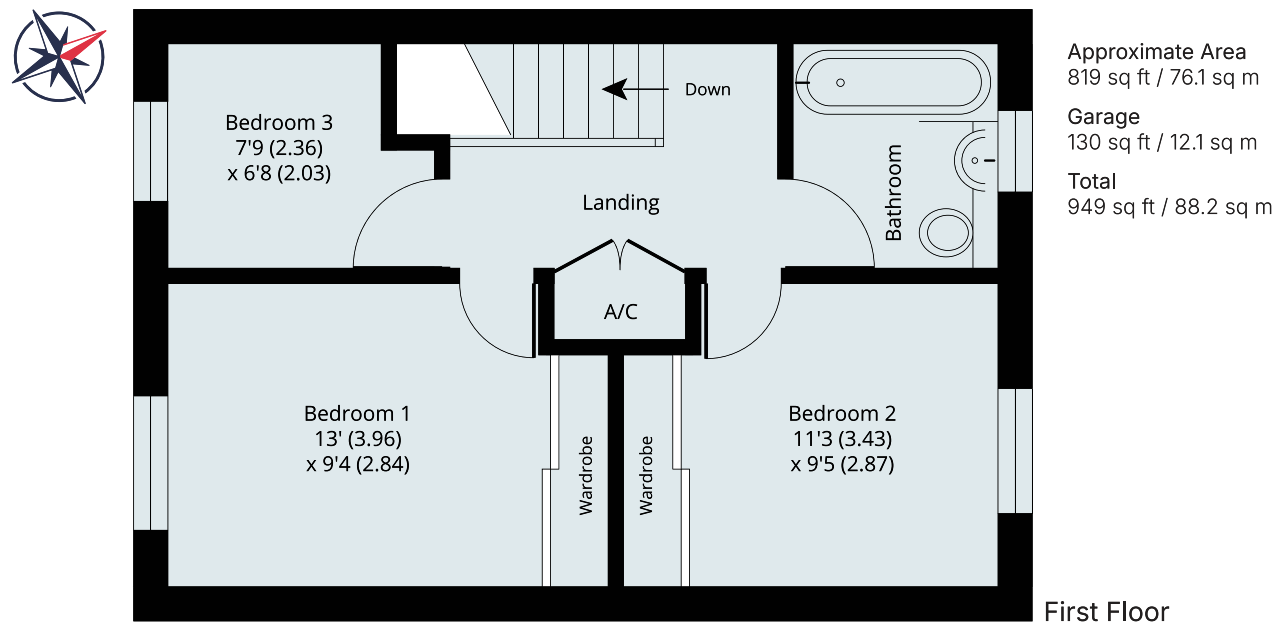
From our Modbury office turn right and take the next turning right onto Brownston Street, continue to the top, turning left into Dark Lane. Continue for 100 yards turning right into Oakwood Drive. The property can be found in the rear, right corner of the cul-de-sac.

Viewing

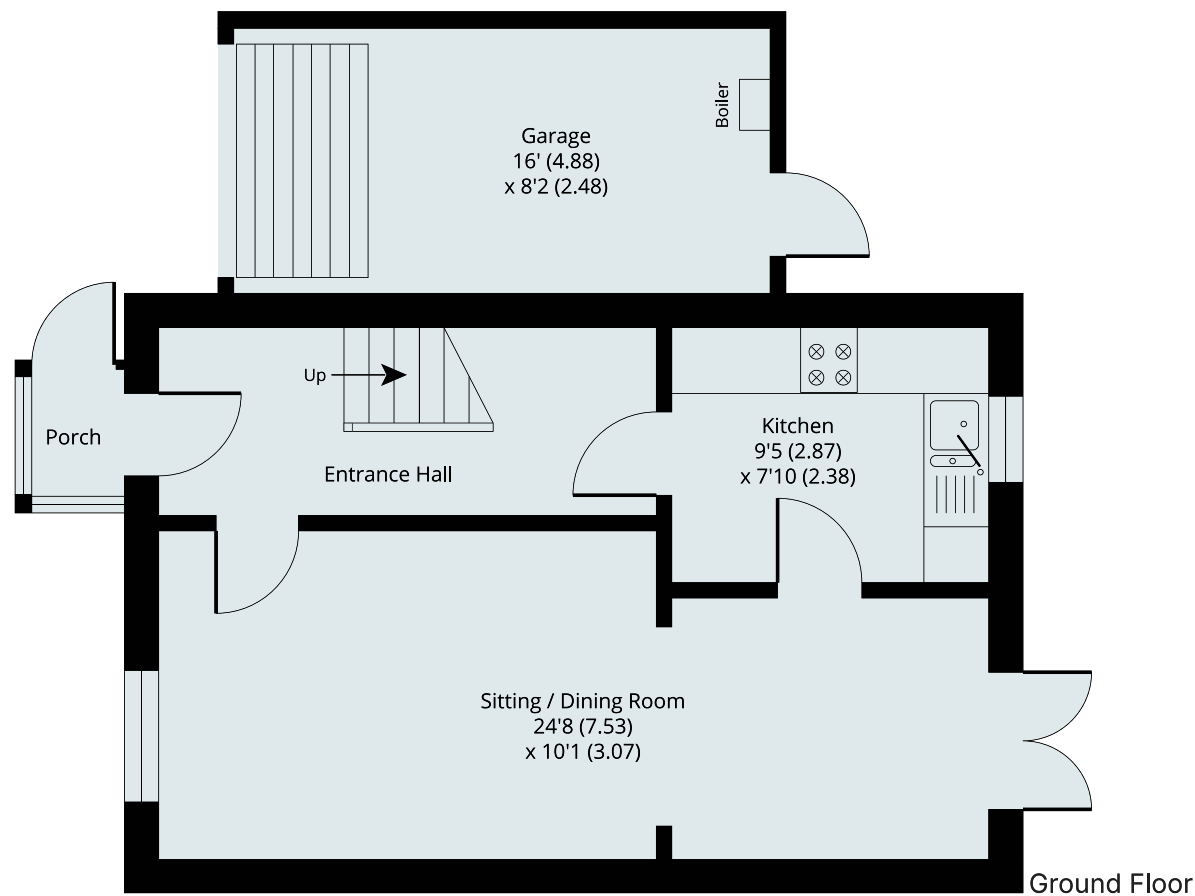
Strictly by appointment with Marchand Petit, Modbury. Bespoke appointments outside normal office hours can be arranged with prior notice.



FLOOR PLAN



For identification only - Not to scale



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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.