



5 The Priory

Modbury, Ivybridge, Devon, PL21 0TL

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  Petit
ESTATE AGENTS





Guide Price: £400,000

This delightful, detached bungalow is located in The Priory, a sought after residential area in Modbury. The property requires a degree of decorative updating, currently arranged with 3 bedrooms, sitting room, kitchen, and bathroom. The unique selling feature to this property are the gardens, set in a generous secluded corner plot, the gardens are extensive for the estate, including a drive providing ample off street parking and a single garage.

ACCOMMODATION

A front porch opens into the entrance hall, which provides a useful store cupboard. On the right is the kitchen, front aspect, with an array of matching base and wall units, with space for appliances, and built-in larder stores, a side door provides access to the garden. The sitting room has a dual aspect and door leading out to the garden, a spacious room with views over the garden. The entrance hall connects to a further inner hall, providing more built-in storage. To the left of the entrance hall is a bright and spacious bedroom, front aspect, fitted with wardrobes. Bedrooms 2 and 3 are double rooms, both enjoying a rear aspect and garden views. The original bathroom has been converted into a wet room, arranged with a walk-in shower, wc and basin. Throughout the property is full gas central heating which has been regularly serviced and double glazing.

Planning permission was previously obtained for an additional WC and sitting room. This has now expired. The plans can be included in the sale.

OUTSIDE

The property has the benefit of a generous corner plot, with views over the neighbouring church. To the front of the property is a drive, providing ample off-street parking leading to a single garage, and a charming garden, secluded with church views, mostly laid to lawn. A timber side gate leads through to the rear garden, with a delightful patio area, timber shed and store. The garden has a perimeter of shrubs and trees.

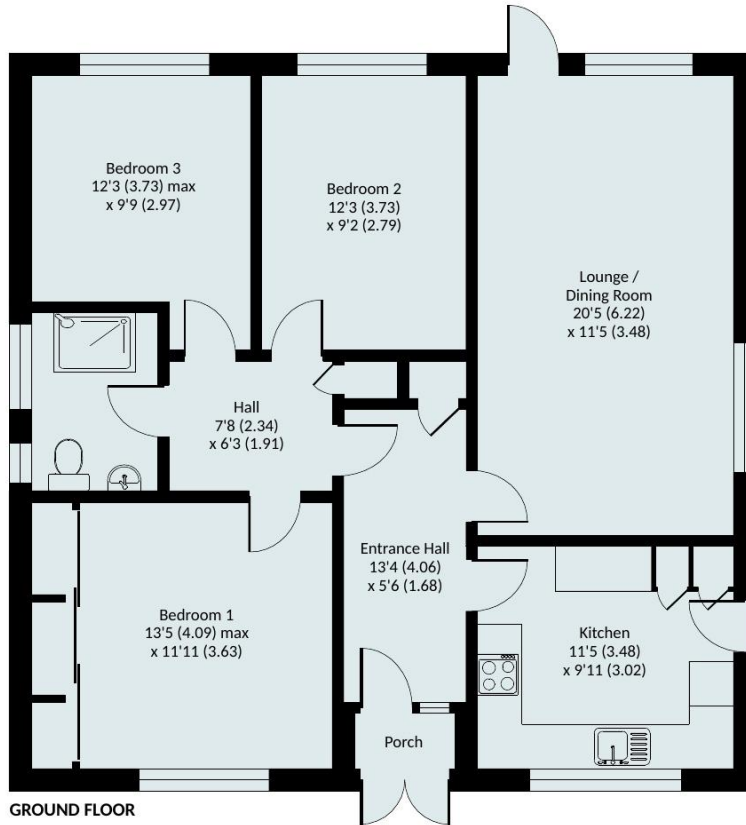
KEY FEATURES

- Sought after residential area of Modbury
- Corner plot with church views
- Secluded garden which gets the sun all day
- Single garage with off street parking
- Delightful church views
- No onward chain
- Planning permission previously granted

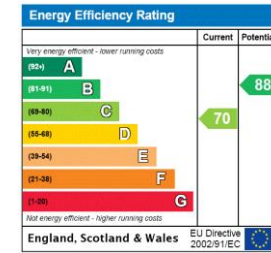
BEDS 3 | BATHS 1 | RECEPTS 1 | EPC C | COUNCIL TAX BAND D | TENURE FREEHOLD

Marchand Petit, 4 Broad Street, Modbury, Devon, PL21 0PS Tel: 01548 831163
modbury@marchandpetit.co.uk www.marchandpetit.co.uk

Approximate Area = 982 sq ft / 91.2 sq m
 Garage = 138 sq ft / 12.8 sq m
 Store = 41 sq ft / 3.8 sq m
 Total = 1161 sq ft / 107.8 sq m
 For identification only - Not to scale



GROUND FLOOR



SERVICES

All mains connected. Gas central heating.

LOCAL AUTHORITY

South Hams District Council. Council Tax Band D.

VIEWINGS

Strictly by appointment only through the Modbury branch of Marchand Petit.

LOCATION

Modbury is a picturesque Georgian town situated in an 'Area of Outstanding Natural Beauty' and is only about 4 miles from the nearest beach. Receiving worldwide media coverage, it became the first town in Europe to become plastic bag free. There is a good range of local shops including a butcher, grocers, chemist, delicatessen and a number of gift shops and art galleries. Other amenities include a primary school, health centre, dentist, veterinary surgery, and mobile library. For more comprehensive shopping, Kingsbridge is to the South and Plymouth is about 12 miles to the West. Nearby there are fine cliff top and coastal walks, beaches and coves, with Dartmoor National Park several miles to the North.

DIRECTIONS

From our Modbury office turn right and follow the road up Church Street. Once you are at the top of Church Street, turn left onto Church Lane and take the first left onto Benedict Way. Take the first left into The Priory and the property is the fifth property on the left, with a For Sale sign for identification.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Marchand Petit Ltd. REF: 1271303

IMPORTANT NOTICE

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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.

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