



**58 Champerowne**  
Modbury, Ivybridge, Devon, PL210RE

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand Petit**  
ESTATE AGENTS





## Guide Price £380,000

This bright and spacious family home is located in a popular residential area of Modbury, offering versatile accommodation over 3 storeys. The layout includes 4 bedrooms, sitting room, kitchen/dining room, playroom, utility, family bathroom and shower room. Delightful front and rear gardens create the perfect family environment with lawned areas, decking and flower beds. A drive provides off street parking, leading to a single garage with a store unit attached to the rear.

### ACCOMMODATION

An enclosed porch, with glazed windows on three sides, leads through to an entrance hall providing stairs to the first floor. The comfortable sitting room has a front aspect window and under-stairs storage. The kitchen/dining room is wonderful for entertaining and family life, with an array of fitted base and wall units, breakfast bar and space for appliances. Off the dining area is the playroom, a flexible space with double doors leading out to the garden. Off the kitchen is the utility, with space and plumbing for white goods, and a guest wc and basin, with option to re-install the shower unit. A side door leads through to a large garage with ample storage space.

The first floor landing has a linen cupboard and stairs leading to the second floor. Two double bedrooms occupy the first floor, along with a single bedroom, which doubles as the family's home office, and a modern family bathroom with a bath with shower overhead, wc and basin.

The second floor provides the master suite, a generous bedroom with a rear aspect window, enjoying views over the neighbouring field, 2 skylights and eaves storage. The contemporary shower room is arranged with a walk-in shower, wc and basin.

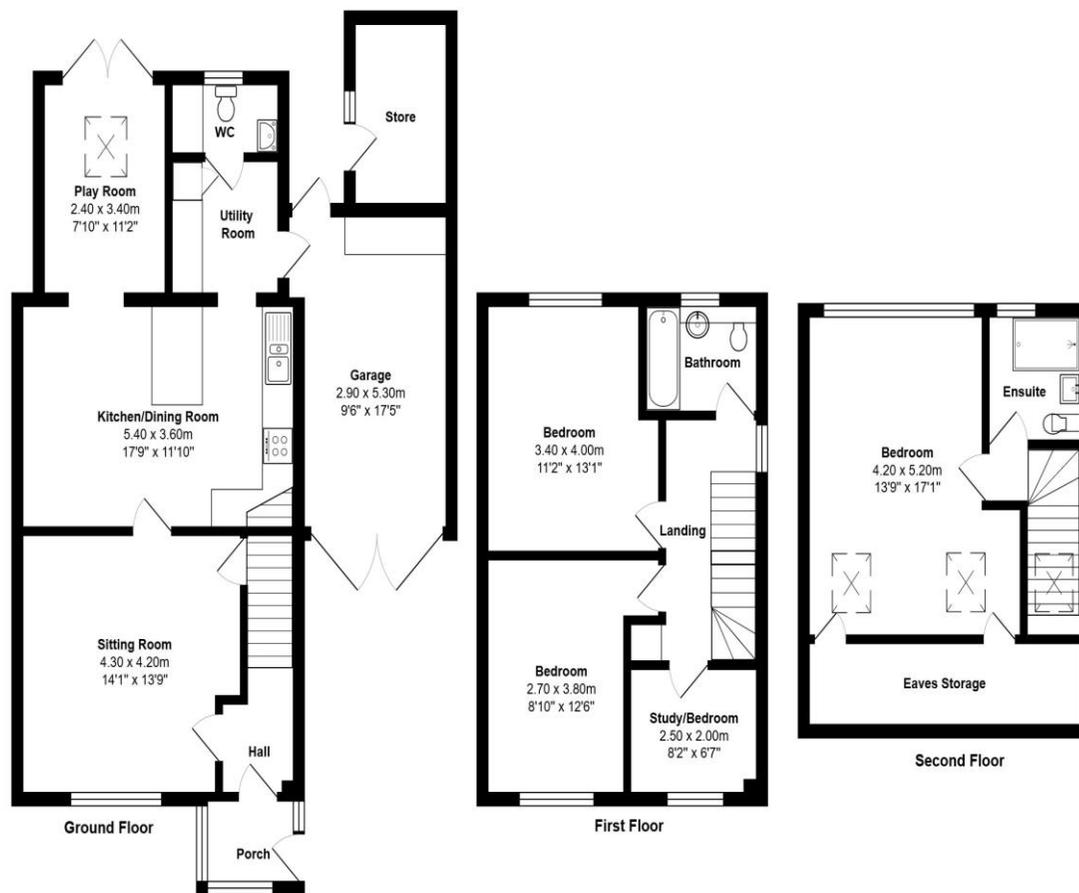
### OUTSIDE

To the front of the property is a lawned garden with a low level timber fence perimeter, planted borders and a drive providing off street parking leading to a single garage. The rear garden is beautifully landscaped for families, with extensive decking, perfect for alfresco dining, lawned area and raised flower beds. The attached single garage meets the needs for storage with an additional storeroom attached at the rear.

### KEY FEATURES

- Popular residential area of Modbury
- Beautifully presented family home
- Bright and spacious 4 bedroom accommodation
- Delightful gardens
- Off street parking and garage
- Subject to the Devon Covenant

BEDS 4 | BATHS 2 | RECEPTS 2 | EPC C | COUNCIL TAX BAND C | TENURE FREEHOLD  
Marchand Petit, 4 Broad Street, Modbury, Devon, PL21 0PS Tel: 01548 831163  
modbury@marchandpetit.co.uk www.marchandpetit.co.uk



58 Champernowne, Modbury

Total Area: 141.1 m<sup>2</sup> ... 1519 ft<sup>2</sup> (excluding garage, store)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-)	A		
(81-91)	B		83
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### SERVICES

Mains electricity, water and drainage. Gas central heating.

### LOCAL AUTHORITY/DEVON COVENANT

South Hams District Council. Council Tax Band C.

Please note a Devon covenant applies on this property: This house can only be purchased by someone who has either lived or worked in Devon for the three years prior to purchase.

### VIEWINGS

Strictly by appointment only through Marchand Petit Modbury Office. Please contact the office to make an appointment.

### DIRECTIONS

From the Modbury office continue on the A379 towards Plymouth. At the top of the hill turn right into Barracks Road and after approximately 400 yards turn right into Champernowne, the property is located on the left.

### 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 a several miles to the North.

### 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.

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