

4 MOYLES PARK

MODBURY



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

4 MOYLES PARK

AT A GLANCE

A wonderful three-bedroom semi-detached home, located in a popular residential area of Modbury. The property offers a bright sitting room with bay window, a contemporary kitchen/breakfast room with adjoining utility area, three bedrooms including a master with en suite, and a modern family bathroom. Outside, the well-maintained front and rear gardens include a charming patio area, perfect for alfresco dining. The property also benefits from a single garage.

ACCOMMODATION

The entrance hall features stairs leading to the first floor. The sitting room is bright and spacious, with a delightful front-aspect box bay window and access to an under-stairs storage cupboard. The contemporary kitchen/breakfast room enjoys a rear aspect with garden views and double doors opening onto a charming patio. The modern kitchen offers a range of matching base and wall units, integrated appliances including an electric oven and hob, fridge-freezer, and space for a dishwasher. Off the kitchen is a useful utility area, with space and plumbing for a washing machine and wall-mounted cupboards. A guest cloakroom is accessed from the utility area.

The master bedroom overlooks the rear garden and benefits from fitted wardrobes and a stylish en suite, featuring a generous walk-in shower, WC, and basin. Bedrooms 2 and 3 both enjoy front-facing windows, with bedroom 3 also featuring a storage cupboard over the stairwell. The family bathroom includes a bath with shower overhead, WC, and basin.

OUTSIDE

To the front of the property is a delightful garden with decorative chippings and planted shrubs, with steps leading up to the entrance under a storm porch. The rear garden is beautifully presented and enclosed by timber fencing. It features a charming patio area, perfect for alfresco dining, with steps leading up to a lawn area and planted borders. A pedestrian gate provides access to the parking area and garage.

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, hardware store, chemist, delicatessen and a number of gift shops and art galleries. Other amenities include a primary school, health centre, dentist, veterinary surgery, gym 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.



PROPERTY DETAILS

Property Address

4 Moyles Park, Modbury, Devon, PL21 0FF

Mileages

Kingsbridge - 8 miles | A38 - 5.5 miles | Plymouth - 12 miles

Services

All mains connected. Gas Central Heating.

EPC Rating

Current - B | Potential - A

Council Tax

South Hams District Council | Band C

Tenure

Freehold

Key Features

- Sought after residential area
- Walking distance to the local school, gym and other amenities
- Three bedrooms
- Well-presented throughout
- Enclosed rear garden
- Garage and off-street parking

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. Turn right onto Lanveoc Way, then left onto Little Orchard Close, left again onto Moyles Park and the property can be found on your left.

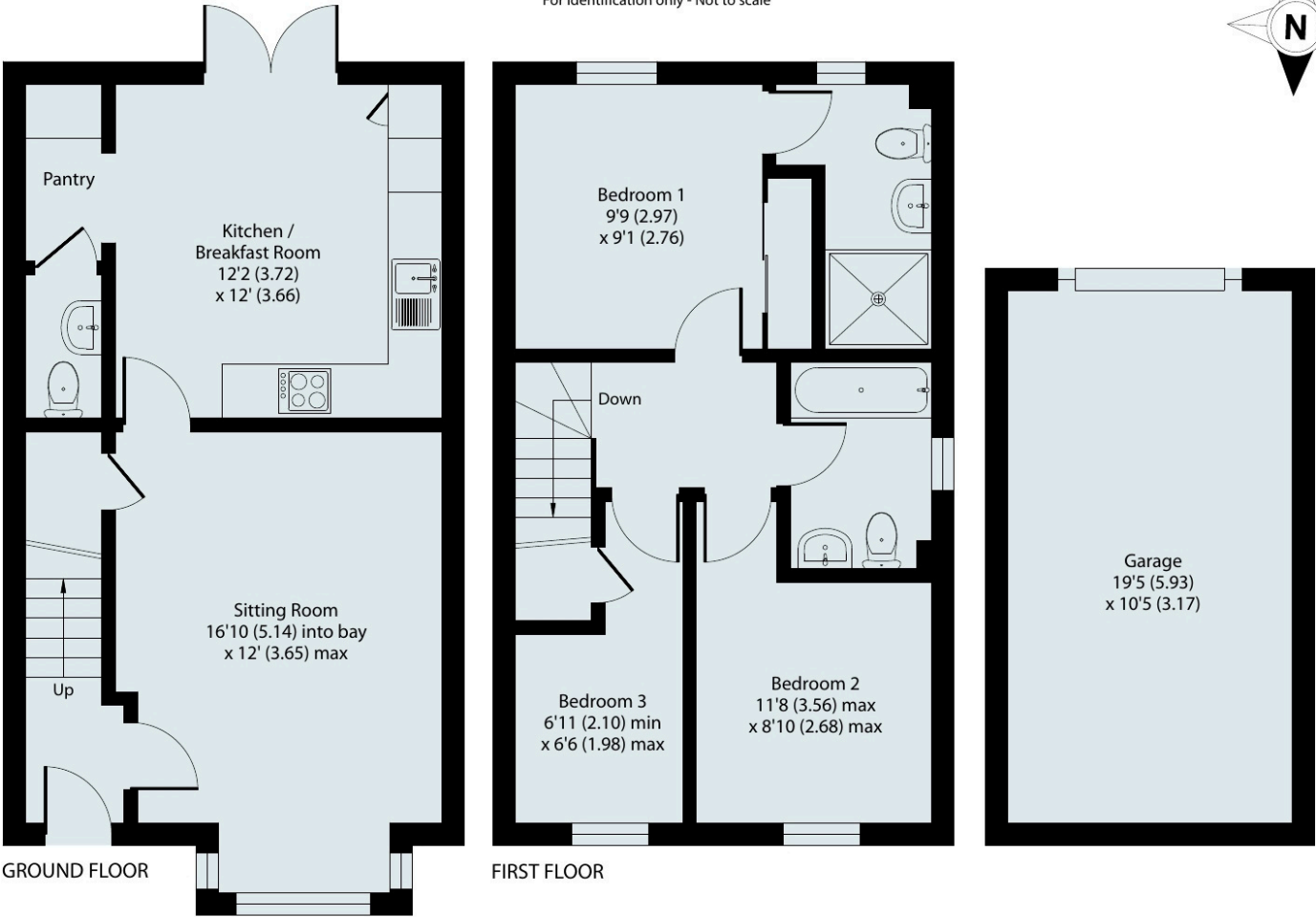
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Modbury Office.
Tel: 01548 831163



FLOOR PLAN

Approximate Area = 840 sq ft / 78 sq m
Garage = 202 sq ft / 18.8 sq m
Total = 1042 sq ft / 96.8 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.

DARTMOUTH	TOTNES	KINGSBRIDGE	MODBURY	SALCOMBE	NEWTON FERRERS	LETTINGS	PWCH
01803 839190	01803 847979	018548 857588	01548 831163	01548 844473	01752 873311	01548 855599	01548 855590