



11 Higher Green Park
Modbury, Ivybridge, Devon, PL21 0FZ

SOUTH HAMPS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS





Guide Price £325,000

DESCRIPTION

This fine contemporary home, built in 2019, is located within a popular residential area, just a short distance from the centre of Modbury. The property is immaculately presented throughout with bright and spacious accommodation including 2 bedrooms, reception room, kitchen/dining room with a utility area, guest cloakroom, bathroom, and master ensuite. Two allocated parking spaces to the front, while to the rear, with a westerly orientation and fabulous rural views, offers a decked terrace and enclosed lawned garden.

ACCOMMODATION

On entering the property, stairs lead to the first floor, with an internal door leading through to the reception room with a front aspect window and under-stairs storage cupboard. The contemporary kitchen has a rear aspect with garden a rural outlook, arranged with an array of matching base and wall units, integrated electric oven and hob, and double doors leading out onto the decking. Off the kitchen is a utility area with space and plumbing for white goods, and a guest cloakroom. Bedroom 1 has a rear aspect with wonderful views and a modern ensuite providing a generous shower cubicle, wc, basin and ladder style radiator. Bedroom 2 has a front aspect and a storage cupboard. The stylish main bathroom is arranged with a bath, with shower mixer taps, wc and basin.

OUTSIDE

To the front of the property are two allocated parking spaces and a small section of garden with planted shrubs, pedestrian gate to the left, providing access alongside the property. From the kitchen, double doors open onto a fabulous, decked terrace, with steps leading down to a further area of decking and a lawned garden. To the side of the property is a useful store area, including under the raised decking, and enclosed by perimeter fencing.

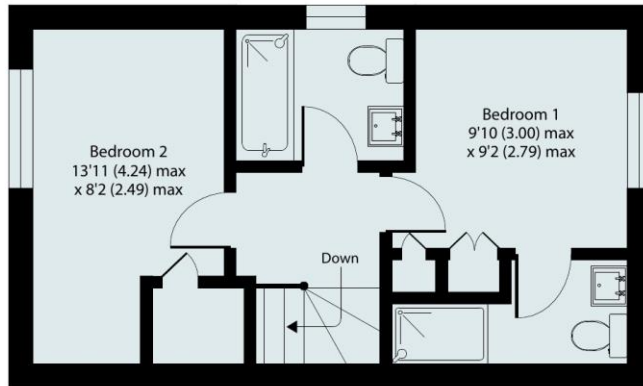
KEY FEATURES

- Sought after residential area
- An immaculately presented home
- 2 bedrooms
- Delightful terrace and enclosed lawned garden
- Allocated parking for 2 cars
- Wonderful countryside views
- Walking distance to local amenities

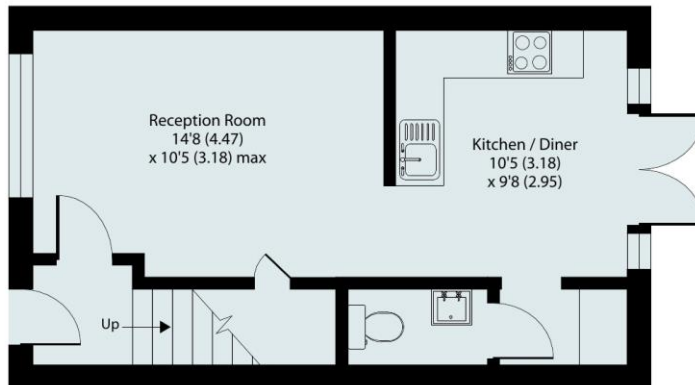
BEDS 2 | BATHS 1 | ENSUITE 1 | RECEPT 1 | EPC B | COUNCIL TAX B | TENURE FREEHOLD

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Approximate Area = 694 sq ft / 64.5 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Marchand Petit Ltd. REF: 1242507

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	84	
(69-80) C		
(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		



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 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.

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, follow the road round to the right, the property is located on the left.

VIEWINGS

Strictly by appointment only through Marchand Petit (Modbury Office)
Tel: 01548 831163. Please contact the office to make an appointment.

LOCAL AUTHORITY

South Hams District Council. Tax Band B.

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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