

27 HIGHER GREEN PARK  
MODBURY



MARCHAND PETIT

COASTAL, TOWN & COUNTRY







## 27 HIGHER GREEN PARK

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### AT A GLANCE

This stylish modern home is set in a sought-after residential area of Modbury, within easy reach of local amenities, schools, and green spaces. Arranged over three floors, it offers three double bedrooms (including a top-floor principal suite), a family bathroom, sitting room, kitchen/dining room, and utility area. The landscaped rear garden features a spacious decked terrace and lawn, all enjoying far-reaching rural views, ideal for relaxed outdoor living.

### ACCOMMODATION

Upon entering the property, a welcoming entrance hall leads into a generous front-facing sitting room. From here, large double doors open into a stylish galley-style kitchen and dining area, where glazed doors flood the space with natural light and provide direct access to the garden. A separate utility room is discreetly positioned in the corner, ideal for laundry and storage, and a convenient downstairs WC is accessed directly from the utility room.

The first floor features two well-proportioned bedrooms, each equipped with fitted wardrobes concealed behind sliding mirrored doors, offering ample hanging and shelving space. A contemporary family bathroom serves the floor, complete with a separate bath, inset shower cubicle, mirrored wall cabinet, and WC. Bedroom 3 overlooks the rear garden, while Bedroom 2 is situated at the front of the property.

The second floor is dedicated to the principal bedroom, featuring ample space for storage and a dedicated area for a desk or dressing table. A contemporary en-suite shower room completes the suite, while two Velux windows and a large dormer fill the room with natural light throughout the day. The property also benefits from a Hive two-zone gas central heating system, allowing for efficient temperature control across different levels of the home.

### OUTSIDE

To the front, a private driveway provides parking for two cars and leads to an attached single garage. A fitted EV charging point is positioned by the driveway, and a Ring smart doorbell is installed by the front entrance. A side gate gives access to the enclosed rear garden, which features a large raised deck with steps down to a lawn bordered by shrubs and a mature apple tree. For added convenience, the garden is also equipped with power sockets and outside tap.

### LOCATION

Modbury is a picturesque Georgian town situated in an 'Area of Outstanding Natural Beauty', and is only approximately 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 only several miles to the North.







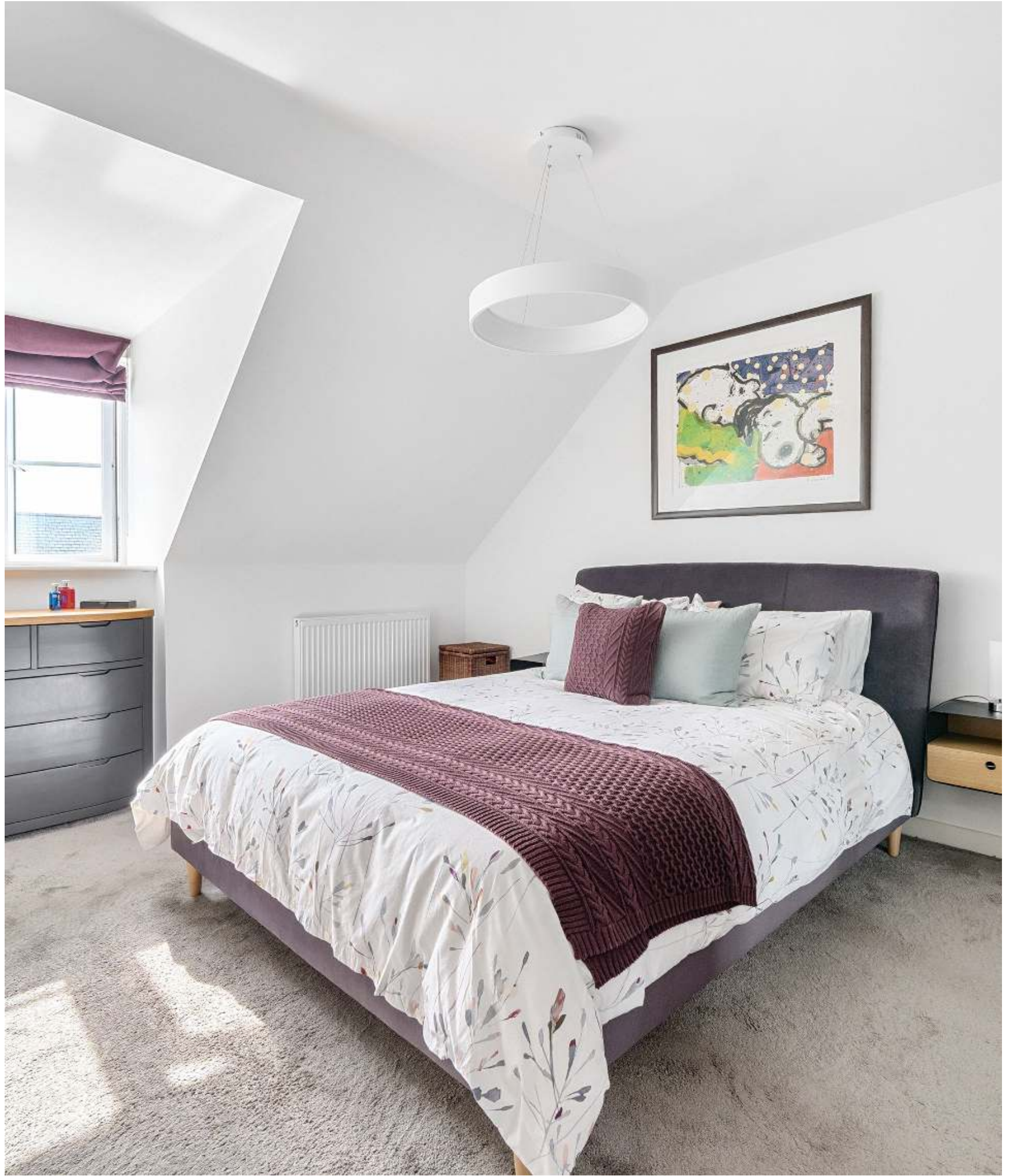
## KEY FEATURES

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- Highly desirable residential location
- Beautifully maintained and stylishly finished throughout
- Three well-proportioned bedrooms
- Large decked terrace and private, lawned garden
- Two parking spaces
- Attached single garage
- High-speed fibre broadband
- Picturesque countryside views









# PROPERTY DETAILS

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## Property Address

27 Higher Green Park, Modbury, Devon, PL21 0FZ

## Guide Price

£430,000

## Mileages

Kingsbridge 8 miles | A38 5.5 miles | Plymouth 12 miles (approximate)

## Services

Mains Gas, Water and Drainage. Gas Fired Central Heating.

## EPC Rating

Current: B, Potential: A

## Council Tax Band

B

## Tenure

Freehold

## Authority

South Hams District Council

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

## Viewing

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



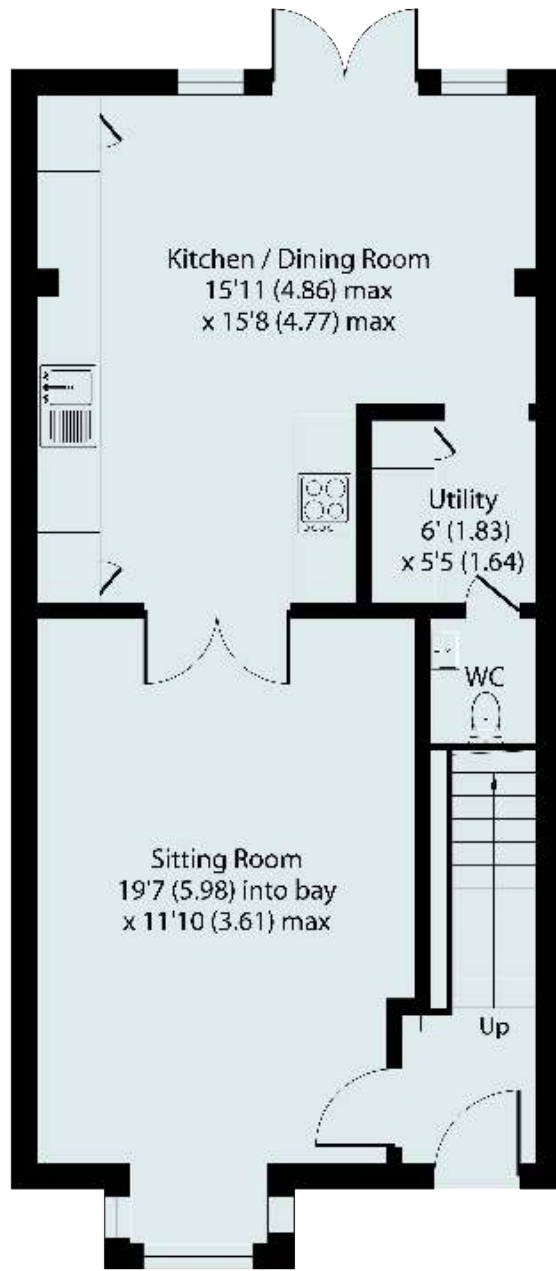
IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation 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.



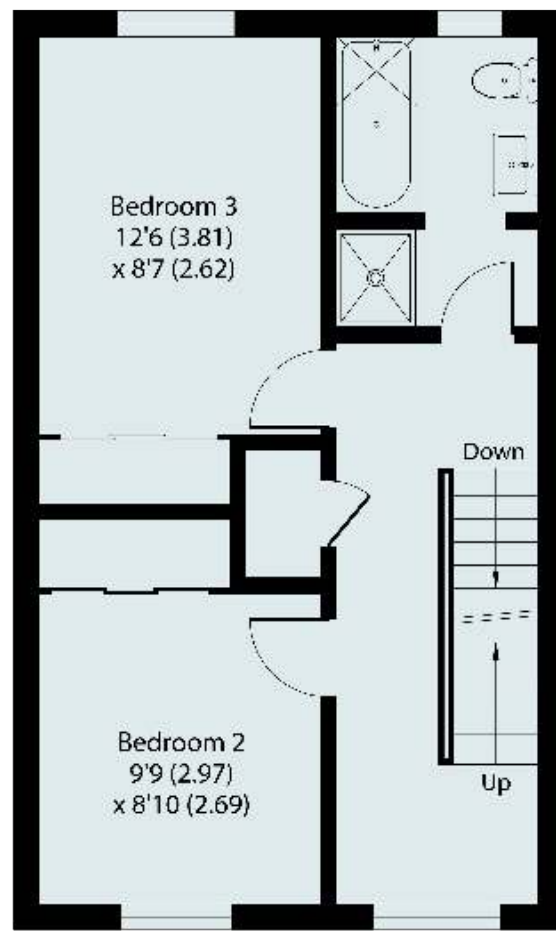
# FLOOR PLAN



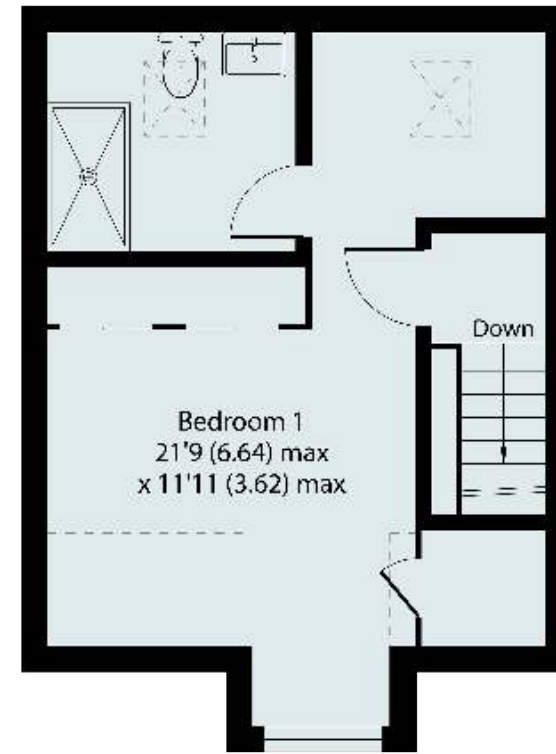
Approximate Area = 1249 sq ft / 116 sq m  
Limited Use Area(s) = 25 sq ft / 2.3 sq m  
Garage = 201 sq ft / 18.6 sq m  
Total = 1475 sq ft / 136.9 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





  
**MARCHAND PETIT**  
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Newton Ferrers  
01752 873311

Salcombe  
01548 844473

Totnes  
01803 847979

Lettings  
01548 855599

Prime Waterfront & Country House  
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