

Modbury, Ivybridge, Devon, PL21 0FW



Ref: 97607

Plymouth 12 miles, A38 Devon Expressway 5.5miles and Kingsbridge 8 miles (Distances Approximate)

Brand new semi-detached three bedroom home with kitchen/dining room, family room and separate living room with French doors leading to the rear garden. Available unfurnished. Sorry, no housing benefit, smokers or pets. Energy Rating B. Fees Apply.

£975 PCM

Contact Lettings 01548 855599

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SITUATION and DESCRIPTION

Modbury is a picturesque Georgian town situated in an 'Area of Outstanding Natural Beauty', and is only about 4 miles from the nearest beach. Some two hundred years ago it was extremely prosperous being the local market town and a centre for the wool trade. Today there is a good range of local shops including a butcher, fish monger, baker, grocers, hardware store, chemist, delicatessen and a number of gift and antique shops. Modbury has also become famous as it is the first plastic bag free town in Europe. Other amenities include a primary school, health centre, dentist, and veterinary surgery. For more comprehensive shopping, Kingsbridge is to the South and Plymouth is about 12 miles to the West. Modbury is on the main bus route and is also only about 5.5 miles from the A38. Nearby there are fine cliff top and coastal walks, other beaches and coves, with sailing at Salcombe and Newton Ferrers, 18 hole golf courses at Thurlestone and Bigbury and Dartmoor National Park is several miles to the North.

ENTRANCE

Two steps lead to the front door which opens into the:

HALLWAY

With stairs leading to the first floor. Under stairs storage cupboard. Doors off to the sitting room and kitchen/dining room. Door to:

DOWNSTAIRS CLOAKROOM

Comprising W.C. with wash hand basin and tiled splash back. extractor fan and wood effect flooring.

SITTING ROOM

Dual aspect with windows to the front and French doors leading to the rear garden.

KITCHEN/DINING ROOM

Spacious open plan area with kitchen having window to rear and velux skylights. Range of white fitted wall and base units, with contrasting work surface. One and a half bowl composite sink drainer. Integrated electric hob with extractor hood over. Integrated electric oven. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. The dining area has French doors leading onto rear patio and garden. Wood effect flooring, spotlights and door to:

FAMILY ROOM

Good sized room with large bay window to the front.

BEDROOM 1

Master Bedroom with window to rear with views over the countryside and moors. Opaque window to front. Dressing area with fitted mirror wardrobes. Door to:

ENSUITE SHOWER ROOM

Enclosed shower, W.C., wash hand pedestal basin with tiled splash back. Opaque window to front, extractor fan, wood effect flooring.

BEDROOM 2

Large double bedroom with two windows to the front.

FAMILY BATHROOM

White suite comprising bath with shower mixer taps. W.C., wash hand pedestal basin, tiled splash back with mirror above and shaver socket. Separate fully enclosed shower, Opaque window to front, extractor fan, heated towel rail, wood effect flooring.

BEDROOM 3

Single bedroom with window to rear and views over countryside.

OUTSIDE

There is an enclosed rear garden with a patio and gently sloping lawn. There is a gate to side. This is accessed via a private pathway between the neighbouring property and leads to the garage.

GARAGE

Single garage with parking space for one car in front.

SERVICES

Mains electricity, water and drainage. Gas fired central heating.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE. Tel: 01803 861234

COUNCIL TAX

TBC

POST CODE

PL21 0FW

AVAILABLE

Immediately

RENT

£975 per calendar month

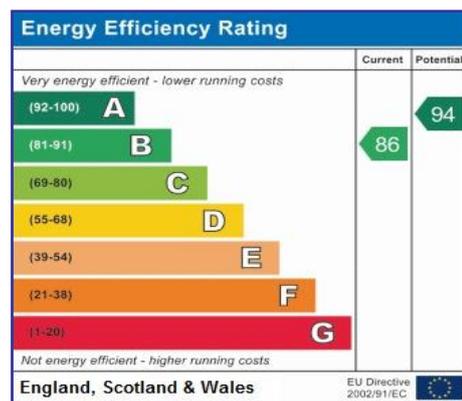
VIEWINGS

Strictly by appointment with Marchand Petit Residential Lettings. Tel: 01548 855599

ADMINISTRATION FEES

Application fee: £150 per adult. Each guarantor: £48. Deposit: One and a half month's rent. Check out fee: £90.

Should you wish to make any alterations to the terms and conditions already agreed, including changing the tenancy commencement date, which will necessitate amended documentation to be provided, an administration charge of £60 will apply.



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Dartmouth
01803 839190

Kingsbridge
01548 857588

Millbrook
01752 829000

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Torpoint
01752 815222

Totnes
01803 847979

London
0870 112 7099