

Modbury, Devon, PL21 0NQ



Ref: 96515

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

A well-presented two bedroomed first floor flat with far reaching views, communal garden and parking within a short walking distance from Modbury town. EPC rating: B. Sorry no smokers or pets. Fees Apply.

£650.00 PCM

Contact Lettings 01548 855599

Modbury, Devon, PL21 0NQ

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.

THE ACCOMMODATION COMPRISES

Communal entrance and hallway.

ENTRANCE HALLWAY

Phone intercom system. Door to built-in airing cupboard with radiator and slatted shelving. Door off to:-

SITTING ROOM

A well-presented room with french doors leading out onto balcony with far reaching views to Modbury church and the countryside beyond.

KITCHEN/DINER

Another well-presented room with a range of floor based cupboards, drawers and wall units with underneath lighting. One and a half stainless steel sink, drainer, mixer taps set within roll edge work surface. Tiled splashback. Integrated double oven, hob with extractor hood and light above. Washing machine, integrated dishwasher, integrated fridge freezer. Vinyl flooring. Ceiling spotlights. Sash window to the front with views. Housed in one of the wall units is the gas fired combi-boiler, providing the hot water and central heating.

BEDROOM 1

Double bedroom with window to rear aspect, which looks out to communal garden.

BEDROOM 2

Double bedroom with window to rear, looking out to communal garden.

BATHROOM

White suite comprising bath with mixer taps, thermostatically controlled shower above, bath shower screen. Pedestal wash hand basin, wall mounted mirror and cabinet. Dual flush WC. Part tiled walls. Electric extractor fan. Radiator. Vinyl flooring.

COMMUNAL GARDEN

There is a pretty communal garden at the rear with mature shrubs and plants.

PARKING

There are two allocated parking spaces directly opposite the main entrance.

SERVICES

Mains water, drainage gas and electricity. Gas fired combi boiler providing hot water and central heating.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Rd, Totnes, Devon TQ9 5NE. Tel. 01803 861 234

COUNCIL TAX

Currently Band C.

POST CODE

PL21 0NG

RENT

£650 per calendar month

AVAILABLE

December 2018

VIEWING

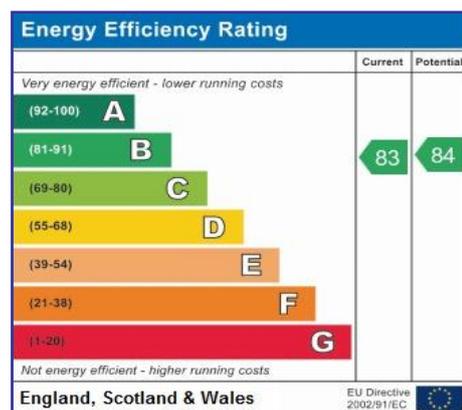
Strictly by appointment with Marchand Petit Residential Lettings. Telephone 01548 855599

ADMINISTRATION FEES

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

Pets - if the landlord gives permission for pets to be kept at the property, an additional deposit from £250, will be requested according to the requirements of the landlord and the number and size of the pets being kept at the property.

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.



Error: Object reference not set to an instance of an object.

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