

LOCATION, LOCATION, LOCATION



An exceptional opportunity to purchase a spacious and adaptable 4/5 bedroom family home within easy walking distance of Modbury town centre has become available with Luscombe Maye Estate Agents.

Situated in a very popular location and within close proximity of the exceptional Modbury primary school this well presented wonderful family home is a must see. With ample and flexible living accommodation the property comprises a master bedroom suite with walk-in dressing room and en-suite shower room together with a further three/four bedrooms, two bathrooms, spacious lounge/diner, modern kitchen/breakfast room, conservatory, front and rear gardens, garage and off road parking for several vehicles.

With plenty of natural light throughout the property the ground floor consists of a large lounge/diner which has a lovely feature of an integrated wall mounted wood effect gas fire and doors leading to the conservatory. The light and sunny kitchen/breakfast room is a wonderful family area with doors leading to the garage and rear garden.

The fully tiled bathroom with bath and electric shower together with the family room were once used as an annexe but are now being used as a guest suite/family living area, if required this could be converted without difficulty for use once again as an annexe.

The first floor comprises of the master bedroom suite which has been thoughtfully and beautifully constructed and furnished. Exposed roof trusses and a large feature

window allows plenty of natural light with glorious views of Modbury Church and the surrounding countryside. A walk-in dressing room and en-suite shower room completes this super area. There are a further three bedrooms with one currently being used as a bedroom/study together with a family bathroom.

There is as much to offer outside as there is inside with pretty manicured level gardens to the front and rear. Both gardens are well established with shrubs and trees. The front garden is peaceful and enclosed and very private with a lawned area and space for a table and chairs. The rear garden is secluded and laid to lawn with a decking area and paved

patio area. There is a single integral garage and off-road parking for 4 vehicles.

The Georgian town of Modbury is well supplied with many independent food shops, art and gift shops along with warm and inviting inns and restaurants. The town has a health centre, opticians, dentist and veterinary surgery as well as a parish church. Situated in the South Hams, the South Devon coastline offers many beautiful unspoilt beaches and fabulous coastal walks, with the stunning golden sands of Wonwell, Bigbury on Sea, Bantham and Salcombe only a short distance away.



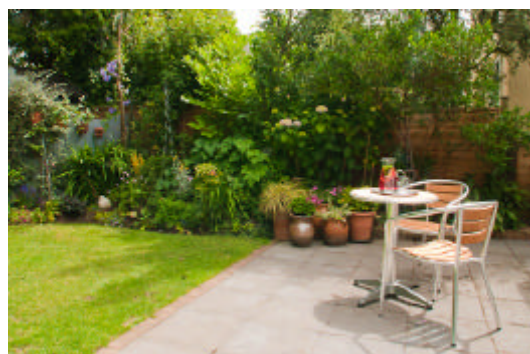
Lounge



Kitchen



Bedroom



Garden

19 Benedict Way is being offered for sale at a Guide Price of £445,000 by Luscombe Maye and can be seen at www.luscombemaye.com or obtained from :-



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