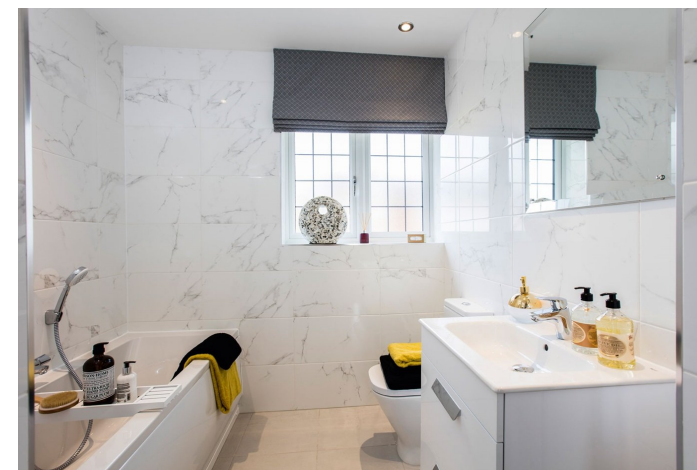


Plot 96, The Caulke, Bloor Homes, Modbury, Devon, PL21 0RB

Asking Price Of £400,000

EPC Rating: TBC





Property Summary

This stunning four bedroom detached home is the perfect design for today's family life. The big feature of this house is the living room/dining room/kitchen, it really is the ideal family room and hub of the house with a balconied landing over the living area, add to this the separate living room with a feature bay window and a study, what more could you want. The upstairs is home to the family bathroom and four bedrooms, the master benefitting from fitted wardrobes and a superb ensuite shower room. Outside is access via French Doors from the family room on to the rear gardens and to the side is a garage and driveway parking. Being located in the charming town of Modbury this property also benefits from views over the surrounding South Hams Countryside. Help to buy is also available on this plot.

Area Description

The small town of Modbury is located within the South Hams of Devon. Popular with holiday makers, Modbury is ideally nestled with convenient access available to nearby beaches such as Bigbury on Sea as well as sitting on the edge of Dartmoor, ideal for those long countryside walks. Keen golfers have the choice of either Bigbury Golf Club or Thurlestone Golf Club. Within the town there are ample facilities to include a Health Centre, Dentist, Veterinary Surgery, a range of independent shops and Fire Station as well as several Public Houses, Restaurants and Bed & Breakfasts.

There is a primary school within Modbury which has an excellent reputation, and secondary schools can be found in either Iuybridge or Kingsbridge. There is ample parking within Modbury located in Poundwell Street - an annual car permit is available from the South Hams District Council.

Iuybridge is located within approx. 4/5 miles of Modbury and offers further facilities to its residents. The A38 Devon Expressway offers commuters access to both Plymouth and Exeter.

Directions

From Iuybridge, proceed out to Ermington. Upon reaching Ermington go through the village and continue to the bottom of Town Hill to the give way junction. Turn right here and proceed along this road, you will see Plantation House on the right hand side. Take a left turning signposted for Modbury and then at the end of this road take a further left. You follow this road for approximately 3 miles until you enter Modbury. The new build site is on the left hand side before you reach Modbury Village Centre.

Contact us on **01752 895379** or email iuybridge@maitlands.biz

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www.maitlands.biz

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