

jean
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Jean Goodman Ltd



Tuckers Brook
Modbury

Price £189,500

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A modern two bedroom apartment in a stylish development within a very short walk of the town centre. This energy efficient property has a parking space immediately adjacent and the benefit of a very long lease. The accommodation briefly comprises an entrance hall, sitting/dining room, kitchen/breakfast room, two bedrooms and a bathroom. A nearby footpath leads towards the town centre shops which are a very short walk away.

Modbury is a beautiful market town in the heart of South Devon and one of the smallest towns in the region. Recent fame came due to its shops` policy of banning the use of plastic carrier bags in 2007, long before the rest of the UK.

Centrally located in the heart of the South Devon countryside, Modbury boasts spectacular views, walks and scenery all year round, yet is just a short drive from the coastline and some of the UK`s best beaches. The pretty town is full of independent shops, pubs and cafe`s, and is the perfect place to while away a few hours of retail therapy, with unique gifts and local produce available. Plymouth is just a short drive away and the beautiful South Devon coast with its many delightful sandy beaches are close by.

From the pavement, an elegant Georgian style timber front door leads into a well maintained and carpeted communal entrance hall. A further door gives access to the

Hall

With two full height built in storage cupboards, one housing the electric consumer unit, a wall mounted entry phone, smoke detector, radiator and doors to other rooms.

Sitting/Dining Room

A light and airy room with southerly facing window and French Doors with a Juliet balcony, two radiators, TV and phone points and a door to the

Kitchen/Breakfast Room

Also with southerly facing window, the kitchen is fitted with a matching range of light timber effect wall and floor units with contrasting work surfaces, tiled splashbacks, a one and a half bowl stainless steel sink unit with mixer taps and a breakfast bar, an integrated fridge/ freezer, washer/drier and dishwasher. One of the wall cabinets houses a Worcester gas fired combi boiler.

Bedroom One

A generously proportioned double bedroom with radiator and window to the front elevation.

Bedroom Two

A second double bedroom with radiator and window to the front elevation.

Bathroom

A fully tiled bathroom with panel bath, Mira shower and glass screen, pedestal wash hand basin with mirror above and shaver point, glass shelf, towel rails, WC, radiator and extractor fan.

Outside

Tuckers Brook is a small development built in an attractive Georgian style and Number 12 is a street level apartment in an elegant period style building. A reserved car parking space is immediately adjacent to the front door and a few yards away is a small play area. A footpath leads to the rear of the building and continues to the shops a short walk away.

Tenure

We are informed that the property is leasehold with a remaining lease in excess of 980 years. Annual charges which include ground rent, building insurance, exterior and ground maintenance currently total approx £960 pa.

Services

Mains water, drainage, gas and electricity.

Council Tax

Council Tax Band B

Energy Rating

EPC Band B



Communal play area

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.