



00 New Road, Ivybridge, PL21 0QQ

Offers in excess of £225,000

**** NO ONWARD CHAIN ****

A charming two-bedroom period property, ideally situated in the heart of the popular South Hams village of Modbury. Offering approximately 1,001 sq ft of accommodation, the property combines character with comfortable modern living and benefits from a useful attic space.

The ground floor provides a welcoming entrance hall, spacious sitting room and a well-appointed kitchen/diner, while upstairs are two bedrooms, a family bathroom and landing. There is also excellent boarded loft space, offering useful storage or potential for further use, subject to the necessary consents.

Offered for sale with no onward chain, this attractive home is ideally placed for the amenities of Modbury, with a range of independent shops, cafés, pubs, local services and a primary school all within easy reach.

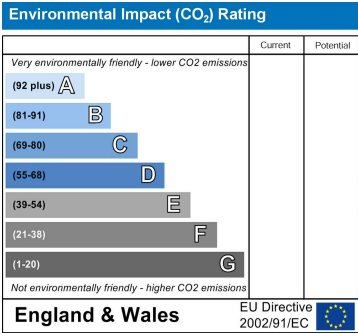
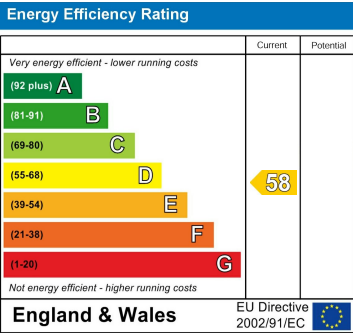
For commuters, the A379 provides convenient road links towards Plymouth and Kingsbridge, while Ivybridge railway station, approximately 5 miles away, offers mainline services towards Plymouth, Exeter and London Paddington.

An appealing home in a convenient village location, offering an excellent opportunity for first-time buyers, downsizers or those looking for a South Hams base.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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