

8 CHURCH STREET
MODBURY

£795 Per

Nestled in the charming town of Modbury, Ivybridge, this recently renovated two-bedroom apartment on Church Street offers a delightful blend of modern living and traditional character.





• Spacious 2-bedroom flat • Recently renovated interior • Modern kitchen with appliances • Electric heating throughout

Full Description

Nestled in the charming town of Modbury, Ivybridge, this recently renovated two-bedroom apartment on Church Street offers a delightful blend of modern living and traditional character.

As you enter, a spacious Entrance Hallway that leads you into the heart of the home. The recently fitted Kitchen/Breakfast room is a highlight, featuring a built-in oven, hob with extractor, and ample space for a washing machine, making it perfect for culinary enthusiasts.

The Sitting Room is both inviting and functional, complete with a fitted bookcase and a feature (decorative) fireplace, which adds a touch of elegance to the space. The apartment boasts two generously sized double bedrooms, each offering lovely views; one overlooks the bustling street, while the other provides glimpses of the surrounding countryside.

The Bathroom includes an electric shower, a pedestal wash hand basin, and a WC, ensuring convenience for residents. The property benefits from electric heating and hot water, providing comfort throughout the year.

With its prime location and spacious layout, this apartment is ideal for those seeking a long-term let in a vibrant community. The communal entrance and period stairwell add to the charm of this delightful residence. This property is a wonderful opportunity for anyone looking to enjoy the best of town living in a picturesque setting.

Council Tax Band: A

All deposits for a property let by Charles Head are held in an approved Tenancy Deposit Scheme. Usual references required.

Viewings strictly by appointment with Charles Head.

Holding Deposit And Tenant Fees - This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Charles Head please refer to the Scale of Tenant Fees available on Charles Head website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

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• Views of countryside • Located in Modbury, Ivybridge • Close to town centre • Long let preferred • Viewing recommended

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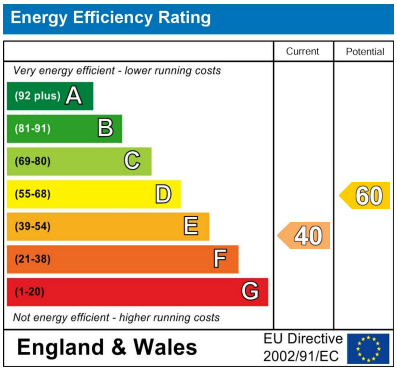

EPC Rating: E Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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