

# Longston Cross

Bovey Tracey

MODBURY

4





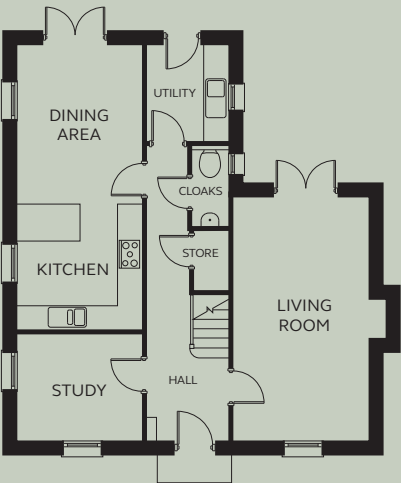
# MODBURY

## 4 FH

A spacious four bedroom house benefiting from an open plan kitchen/dining area including a breakfast bar and French doors opening onto the rear garden. In addition there is a separate utility, a study and living room with a further set of French doors. To the first floor are four generous sized bedrooms including a master bedroom with fitted wardrobes and en-suite shower room and well-proportioned family bathroom.

### GROUND FLOOR

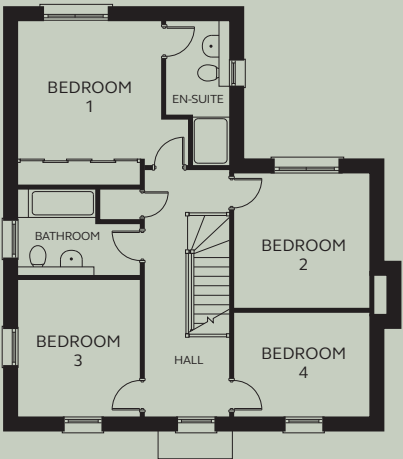
Kitchen/Dining	3.10m x 7.10m
Living Room	3.35m x 6.04m
Study	3.10m x 2.61m
Utility	2.00m x 2.43m
Cloaks	0.90m x 2.03m



GROUND FLOOR

### FIRST FLOOR

Bedroom 1	3.60 – 4.27m x 4.11m (inc wardrobe space)
En-suite	1.57m x 2.36m (exc shower space)
Bedroom 2	3.35m x 3.36m
Bedroom 3	3.06m x 3.42m
Bedroom 4	3.35m x 2.59m
Bathroom	1.96 – 3.06m x 1.31 – 2.16m



FIRST FLOOR

Devonshire Homes endeavours to provide accurate and reliable sales details in order to provide purchasers with a valid representation of the finished houses. However, during the process of construction, alterations may become necessary and various changes and improvements can occur. Dimensions should be used as a guide only and should not be used to order carpets or furniture and customers should satisfy themselves of the actual dimensions of the property they are purchasing. Elevations, materials, style and position of windows and porches can all differ in the same house type from plot to plot. Purchasers should ensure that they are aware of the detail and finish provided in a specific plot before committing to a purchase.