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goodman

Jean Goodman Ltd



The Thatches  
Modbury



Price £75,000

109 Fore Street Kingsbridge Devon TQ7 1AB  
Tel: 01548 857 422 | Email: [sales@jeangoodmanstates.co.uk](mailto:sales@jeangoodmanstates.co.uk)  
<http://www.jeangoodmanstates.co.uk>



If you are looking for a quiet holiday retreat then consider this well presented and fully furnished holiday lodge at TheThatches Holiday Village. The accommodation comprises an entrance hall, sitting room, dining room, kitchen, two double bedrooms and a bathroom. This delightful holiday home has its own gardens, sunny decking for al fresco dining and allocated parking.

The Thatches Village has well maintained grounds and facilities including an indoor pool, state of the art gym, sauna and steam room. It is a short drive from the pretty town of Modbury and numerous sandy beaches on the South Devon coast.

#### Entrance

Enter the Lodge via easy steps to the timber decking and a partly glazed front door to the

#### Entrance Hall

An L shaped hall with doors to accommodation, radiator and access to loft.

#### Dining Room 3.02m (9'11") x 2.21m (7'3")

Divided by an archway from the sitting room with table and chairs, console table, radiator and window to the front aspect.

#### Sitting Room 5.94m (19'6") x 3.35m (11'0")

A bright dual aspect room with electric flame effect fire in timber surround, two windows and French doors to decking. Included are the sofa and two chairs, TV and cabinet and coffee table.

#### Kitchen 3.4m (11'2") x 3.02m (9'11")

The separate kitchen is well fitted with floor and wall units. Integral four ring LPG hob set in rolled edge worksurfaces with extractor hood above and oven below. One and a half bowl sink and drainer with tiled splashbacks. Integrated fridge/freezer, washing machine and tumble drier, radiator. The Worcester LPG boiler is located in a cabinet and supplies hot water and central heating.

#### Bedroom One 3.4m (11'2") x 2.9m (9'6")

A double bedroom with good storage including full height double wardrobes, double bed and bedside cabinets, with overbed storage units and chest of drawers. Window to the front aspect and radiator.

#### Bedroom Two 3.07m (10'1") x 2.31m (7'7")

Another double bedroom, with double bed and bedside cabinets, full height double wardrobe, overbed storage cupboards, radiator and window to the rear.

#### Bathroom

Matching white suite comprising panelled bath with shower over and shower screen. Pedestal wash hand basin, close coupled WC, obscure glazed window, extractor fan, radiator and part tiled walls.

#### Outside

The Lodge is approached along a peaceful walkway with the garden wrapping round the property. To the front is a raised deck from where to enjoy al fresco dining. Allocated and visitors parking is nearby.

We are informed that The Lodge is sold on a licence and has 87 years remaining.  
Service Charge: £4,413.53 inc VAT annually  
Council Tax : £215.20 annually



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.