

jean
goodman

Jean Goodman Ltd



The Thatches
Modbury

Price £99,000

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A spacious holiday lodge in a peaceful South Devon location with facilities including indoor pool, gym, sauna and steam room and attractive well maintained grounds. This property was converted from two bedrooms to one bedroom and the process could easily be reversed. The generously proportioned accommodation comprises an entrance lobby, sitting room, dining room, kitchen, utility room, large bedroom, en suite, a further bathroom and numerous built in and fitted cupboards.

The Thatches Holiday Village is a quiet holiday location situated close to the pretty town of Modbury, a short drive from the South Devon coast with its many beautiful sandy beaches.

The property is approached via a slightly elevated deck to a partly glazed door leading into an entrance lobby with walk in storage/cloaks cupboard and a further door leading to the

Sitting Room

A dual aspect room with features electric fire in timber surround, wall lights, French doors opening onto a broad deck with wonderful views and an archway leading to the

Dining Room

With box bay window, wall lights and door to the inner hall and

Kitchen

The kitchen has a window to the front aspect and is fitted with a matching range of white wall and floor units with contrasting granite effect work surfaces, a one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks, a four burner LPG hob and double oven, integrated fridge freezer and dishwasher and an opening to the

Utility Room

Fitted with matching wall and floor units to the kitchen with stainless steel sink unit, the utility room has a walk in cupboard housing a Worcester LPG boiler. A partly glazed door gives access to the decking at the front of the property.

Inner Hall

With a large, built in linen cupboard, access to the loft and doors to other rooms.

Bedroom

This is a very large dual aspect bedroom with a range of fitted bedroom furniture. It is accessed by two doors from the inner hall and by the construction of a simple partition could be converted to two separate rooms. A further door leads to the

En Suite Bathroom

With obscured window to the rear, a fully tiled room with corner bath, shower over, pedestal wash hand basin with mirrored cabinet above, WC and extractor fan.

Shower Room

Another fully tiled room with obscured window, a corner shower unit, wash hand basin mounted atop a cabinet with mirror above, WC and extractor fan.

Outside

The property is approached by a short path leading from its allocated parking space and is tucked away in a quiet corner surrounded by a small garden which is mostly laid to lawn with flowers and small shrubs. Being built on a small incline, the wide area of decking adjacent to the front door and French doors gives a wonderful view over woodland to countryside beyond.

Services

Mains water and electricity, private drainage and LPG currently used for central heating and cooking.

No EPC required.

This lodge is sold under a licence extending to 2101.

The annual service charge is £4450 pa



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.