

The Thatches, Modbury

Guide Price £135,000

🛏 3 💾 2 📇 1



A beautifully presented three bedroom detached lodge set within 16 acres of communal woodland and grounds within a short drive of the nearby beach at Bigbury-On-Sea and the bustling town of Modbury.

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsover in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



## **Modbury:** 3 Church Street, Modbury

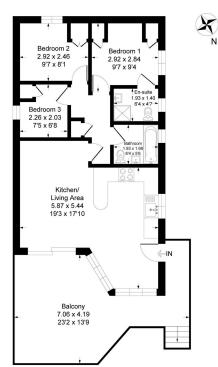
3 Church Street, Modbury, Ivybridge PL21 0Q 01548 830831 modbury@luscombemaye.com www.luscombemaye.com



## **Key Features**

- Detached Three Bedroom Lodge
- One Allocated Parking Space
- · Naturally Light and Bright
- Set in 16 Acres of Gated Communal Gardens and Woodland
- Open plan Kitchen/Living Room

- Master Bedroom with Ensuite
- Private Decked Terrace & Garden
- Short Drive to Bigbury Beach
- Use of Communal Gardens, Fitness Suite and Indoor Swimming Pool
- Quiet Countryside Location



## 59 The Thatches, Modbury, PL21 0SB

Approximate Gross Internal Floor Area = 61.0 sq m / 657 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

portant Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, otographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are apximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the information within the particu by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to s property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



## Modbury:

3 Church Street, Modbury, lvybridge PL21 0Q 01548 830831 modbury@luscombemaye.com www.luscombemaye.com