



Luscombe Maye
Since 1873

The Thatches, Modbury, PL21

Offers Over £50,000

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DESCRIPTION

Presented to a high standard throughout, the lodge enjoys a quiet position near the recreation field. A large, sunny decked terrace provides the perfect setting for outdoor dining or evening barbecues with friends. Disabled access is available via a ramp leading to the back door and decking. In addition, there is a private lawned area and access to the beautifully maintained communal gardens and grounds, which are expertly cared for year-round. The Thatches is open all year, making this an ideal escape in any season.

ACCOMMODATION

A double-glazed front door opens into an entrance hall with a large built-in coats and storage cupboard. The spacious, double-aspect living and dining room features a central fireplace with modern electric fire and French doors opening onto an area of decking with steps leading down to the garden. A well-equipped kitchen includes integrated appliances such as an oven, hob, dishwasher and fridge/freezer. There is also a utility room with a large built-in storage cupboard housing the gas-fired central heating boiler, washing machine and a tumble dryer. A back door from the utility room leads directly onto the sunny decked terrace, which enjoys views over the gardens and surrounding countryside.

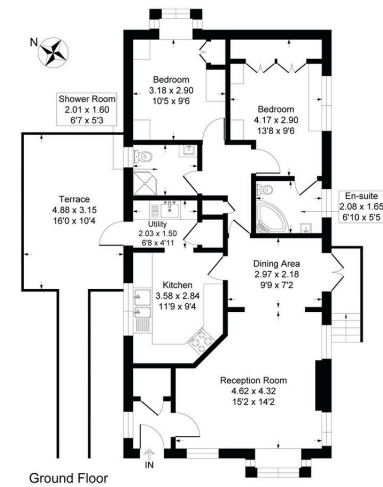
The accommodation continues with a wide inner hallway offering loft access and a built-in linen cupboard. There are two double bedrooms, both with fitted wardrobes and bedroom furniture. The main bedroom benefits from an en-suite bathroom with a corner bath, hand shower, basin and WC. A separate fully tiled shower room completes the layout.

TENURE

Lodge 86 is held on a licence with approximately 16 years remaining. The annual service charge for 2025 (1st January to 31st December) is £5,553.16 plus VAT, covering maintenance of the grounds, leisure facilities, grass cutting within lodge plots, park lighting and ground rent. The lodge is for holiday and recreational use only and cannot be used as a permanent residence. Further details are available on request.



86 The Thatches, Modbury, PL21 0SB
Approximate Gross Internal Floor Area = 78.7 sq m / 848 sq ft



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

- Use of Indoor Swimming Pool & Fitness Suite
- Super Location on Park
- Large Decked Terrace
- Two Double Bedrooms
- Open All Year Round
- Parking Space
- Lawned Garden
- Two Bathrooms (One En-Suite)
- Deceptively Spacious

