



**Connells**

The Thatches Holiday Village  
Modbury Ivybridge



### Property Description

The Thatches is hidden away in a tranquil position in the very heart of Devon, situated close to the Georgian town of Modbury and between the south coast and Dartmoor National Park. This is a fabulous 16 acre luxury family holiday village in Devon with superb indoor and outdoor leisure facilities including sauna and steam rooms, indoor swimming pool and fitness suite. There is also a cinema and games room.

CONNELLS are proud to present this stunning holiday lodge to the market. Set in this spectacular location is a two bedroom ( one double and one twin) lodge with a modern family bathroom. The open plan living combines a modern and refurbished kitchen area alongside the bright and airy living and dining area. The lodge is decorated to a high specification in neutral and modern muted tones. Outside is a wrap-around decking area, great for relaxing and entertaining and making the most of the countryside and surrounding views. This lodge has an allocated parking space outside the lodge.

This GREAT HOLIDAY may be used by yourselves and also as an INVESTMENT holiday rental

### Bedroom 1

Twin Room. Carpet. Radiator. Window.

### Bedroom 2

Double bedroom. Carpet. Radiator. Window.

### Ensuite

Low level flush wc. Wash hand basin. Shower.

### Bathroom

Low level flush wc. Wash hand basin. Shower over bath.

### Kitchen Area

Gas hob. Electric oven. Cooker hood. Integrated microwave. Stainless steel sink and drainer. Wall and base units. Worksurfaces. tiled splashback. Washing Machine. Fridge/Freezer. Laminate floor.

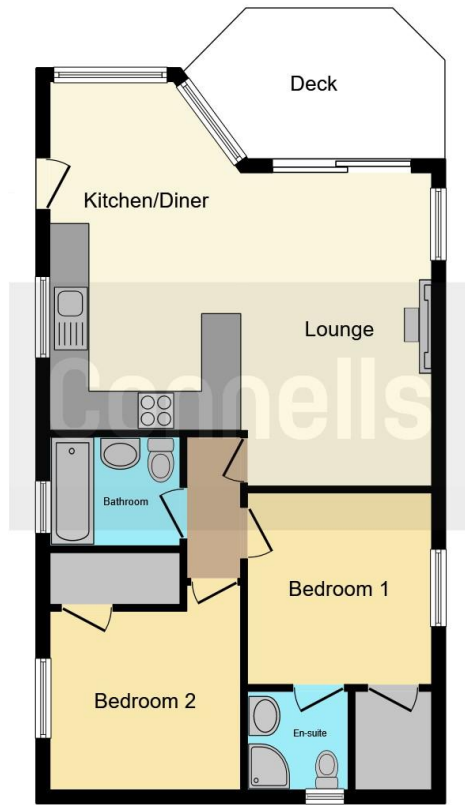
### Lounge/ Dining Area

Dining area with table. Feature fire place. Double patio doors leading to decking. Laminate floor.

## Decking/Garden

Raised deck area. Level garden with mature planting.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating:  
 Exempt

**view this property online [connells.co.uk/Property/IVY307037](http://connells.co.uk/Property/IVY307037)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Tenure:



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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