





# The Thatches Holiday Village Ivybridge PL21 0SB

for sale offers over  
**£97,000**



## Property Description

Introducing 28 The Thatches, a stylish 2 bedroom lodge nestled in a safe, close-knit community. Boasting a modern living space, two double bedrooms and a wraparound garden, this is not a property to miss!

The open living area has a bright and airy feel, and the modern kitchen features a lovely breakfast bar and is equipped with integrated appliances including a fridge freezer, full size dishwasher, gas hob and oven. The master bedroom offers an abundance of storage options, with the luxury of both a walk-in wardrobe and an en-suite. The second bedroom also has plenty of space for storage and furniture options.

The wrap around garden and spacious decking area is perfect for entertaining, relaxing outdoors or catching some sun! With an allocated parking space on site, there is easy access in this sought after location. With access to exceptional on-site facilities, including a swimming pool, gym, sauna and cinema, there is something for everyone, in every weather!

Agent's Note: There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend using a solicitor. Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owner's commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

## Lounge

11' max x 15' 9" max ( 3.35m max x 4.80m max )

Double glazed window to rear and side, radiator, electric fire place with mantle surround, door access to hallway, archway to dining room.

## Dining Room

8' 4" max x 8' max ( 2.54m max x 2.44m max )

Door access to kitchen, double glazed french door rear decking, radiator.

## Kitchen

12' 1" max x 7' 9" max ( 3.68m max x 2.36m max )

Wall and base mounted units, integrated fridge freezer, gas hob with overhead extractor, mounted oven and grill, integrated dishwasher, space for washing machine. stainless steel sink with tap over, double glazed window to side, radiator, breakfast bar.

## Bedroom 1

9' 3" max x 9' max ( 2.82m max x 2.74m max )

Double glazed window to side, radiator, built in mounted storage and vanity, door access to ensuite, door access to wardrobe with shelves to front and side.

## Ensuite

4' 9" max x 4' 9" max ( 1.45m max x 1.45m max )

Obscure double glazed window to front, shower cubicle, wash hand basin, low level WC, radiator to side.

## Bedroom 2

9' 7" max x 9' 6" max ( 2.92m max x 2.90m max )

Double glazed window to side, built in wardrobe and drawer unit, built in drawer unit to front, radiator.

## Bathroom

6' 4" max x 5' 5" max ( 1.93m max x 1.65m max )

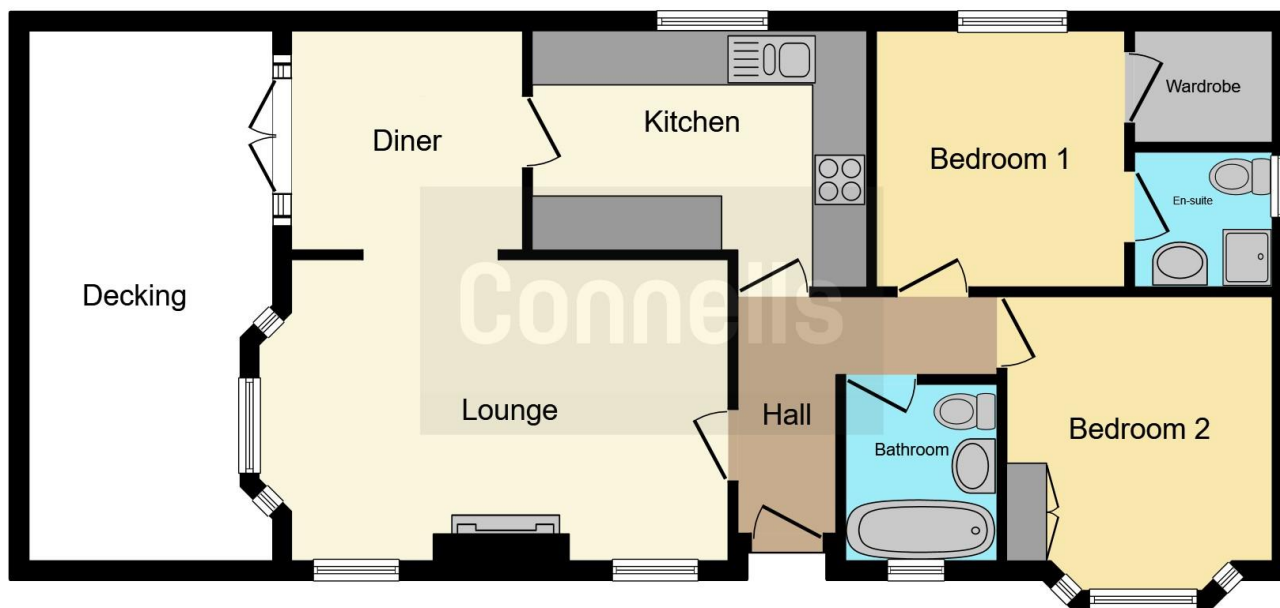
Obscure double glazed window to side, bath with shower attachment, low level WC, wash hand basin, radiator to side.

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating:  
 Exempt

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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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