

Offers in excess of  
**£195,000**

- ❖ Two bedroom luxury Lodge
- ❖ Two bathrooms
- ❖ Contemporary finish
- ❖ Stunning location
- ❖ Open plan living space
- ❖ Private decked area with views

**FOR SALE**

## 2 BEDROOM LODGE - MODBURY



### Bramble, Moor View



#### Property Summary:

A luxury holiday lodge located in a wonderful part of the South Hams with far reaching views across to Dartmoor. Finished and furnished to a very high standard with projected income earnings of £20 - £25k for 2022.

#### About the Area:

Moor View is located between Modbury and Kingsbridge in the idyllic South Hams. It provides easy access to the A38 and makes the perfect base from which to explore local beaches, towns and Dartmoor.

## FULL DESCRIPTION:

Bramble is a luxury holiday lodge located in a wonderful part of the South Hams with far reaching views across to Dartmoor. Finished to a very high standard with oak engineered flooring, gas central heating, UPVC double glazing and with private parking, the property comprises;

Covered entrance porch area with lockable storage cupboard currently used for storing cleaning accessories. Glazed UPVC door to

### Entrance Hall:

A lovely entrance area with high ceilings and oak flooring. Built in storage cupboard housing Baxi gas boiler, and doors to

### Bathroom:

White suite comprising bath with integrated shower thermostat above, WC, and hand basin with vanity unit under. Part tiled walls, tiled floor, obscure UPVC window to side elevation and wall mounted towel warmer.

### Main Bedroom:

Large bright dual aspect double bedroom with built wardrobes, oak flooring and radiator. Door to

### Ensuite:

White suite comprising walk in shower cubicle, WC and basin with vanity unit under. Part tiled walls, tiled floor, obscure window to rear elevation, and wall mounted towel warmer.

### Bedroom 2:

Good sized bedroom currently utilised as a twin room. Built in wardrobe, oak flooring, Radiator and window to side elevation.

### Living Area:

A beautiful bright open plan living space with two patio doors leading to the external deck area. A wonderful area to spend evenings together over dinner or relaxing in the comfy lounge area.

### Kitchen:

Fitted with a range of modern contemporary wall and base units with plenty of workspace, with inset circular sink and drainer. Integrated appliances include oven, gas hob, extractor, fridge/freezer, dishwasher, microwave and washing machine.

### Outside:

To the front of the property is a gravel area with parking for 3-4 vehicles and path leading to entrance and rear deck. The rear deck is the perfect place to unwind after a busy day exploring the area and to maybe enjoy dinner and a cold drink. With glass balustrades surrounding, there is no better place to sit back and enjoy the natural beauty the South Hams has to offer and the views across to Dartmoor.

The property is sold as seen and comes furnished to a high standard and fully equipped to ensure that guests have everything they need to enjoy a perfect holiday. Bramble has perfect feed back from the guest book and income projections for 2022 are in the region of £20 - £25k. The holiday let business is one of the fastest growing in the area, and Bramble provides the perfect opportunity to pick up the keys to an already successful business.

