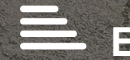




13 Town Park

Loddiswell, Loddiswell, TQ7 4RA

£385,000



# 13 Town Park

Loddiswell, Loddiswell, TQ7 4RA

## Loddiswell

Loddiswell is a lovely village with a real community feel. It has a village shop and post office, church, pub that serves food and a very popular primary school. You can also find the well-known garden centre, Avon Mill, just down the hill along with popular café and farm shops, Aune Valley Farm Shop and the Chilli Farm within close proximity. The location is ideal for commuters as it is quick drive to the A38 in order to reach Exeter and Plymouth. It is also local to many beautiful beaches and the thriving towns of Kingsbridge and Modbury. Loddiswell offers spectacular countryside views and unspoilt river walks along the River Avon.

## The Property

If your idea of bliss is a morning coffee watching the sun rise above the Avon Valley, then Avon View just might be the home for you. Nestled on a quiet cul-de-sac in a peaceful village location, this detached three bedroom bungalow offers a perfect living space with unspoilt countryside views.

The entrance hall is welcoming with painted floorboards and useful storage, and provides access to the majority of the rooms. There are two bedrooms to the front of the property, both of which are small doubles. The family bathroom is fitted with a white contemporary suite with bath and shower over, and WC and basin with a fitted vanity unit.

The master bedroom is a good sized double bedroom with built-in wardrobes and window overlooking the rear with countryside views.





The reception room is a bright and welcoming room with large window to the rear and a wood burning stove. Just perfect for those cosy Devon winter evenings.

The kitchen/breakfast room is a wonderful dual aspect family space. Fitted with a range of wall and floor units with wooden work space above, and featuring an integrated electric oven with hob and extractor above. There is plenty of space for a dining table where you can relax, drink and dine whilst enjoying the far reaching countryside views.

There is also access to the front of the property and rear garden from the kitchen, and there is a useful utility space with further storage.

To the front of the property is an enclosed front garden with parking for one vehicle and an EV charging point.

The rear garden is of a good size with lawned areas and a raised patio area for some al-fresco dining.

Please note there is no onward chain.

### Services

Services: Mains water, sewerage and electric. Electric heating throughout.

Tenure: Freehold

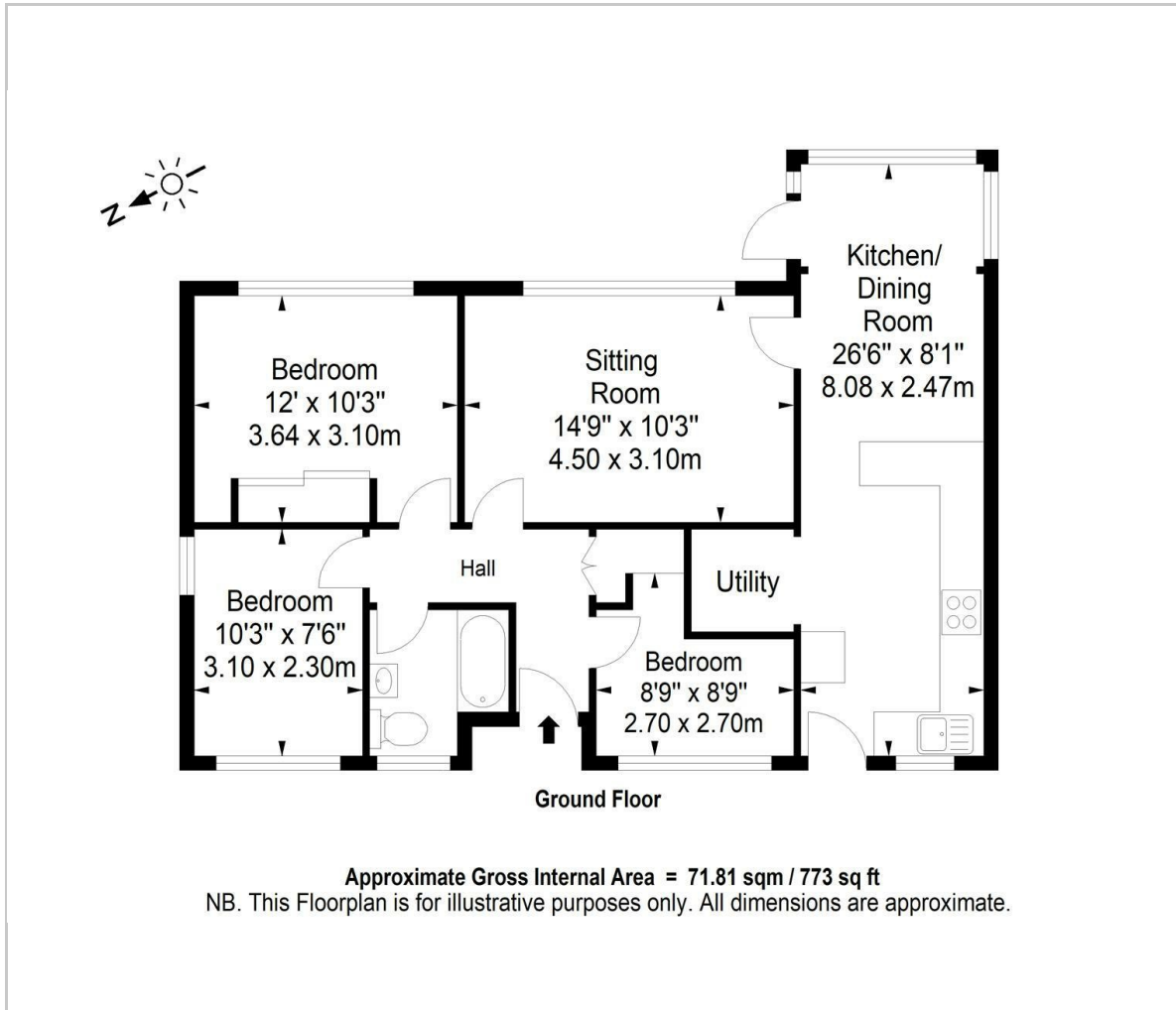
Council Tax band: Band D

Property is of standard construction and is in a low flood risk area

Broadband speeds – Superfast broadband up to 100Mbps is available (source Ofcom)



## Floor Plan



## Viewing

Please contact our Kingsbridge Estate Agents Office on 01548856685 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

107 Fore Street, Kingsbridge, Devon, TQ7 1AB  
 Tel: 01548856685 Email: info@kingsbridgeestateagents.co.uk www.kingsbridgeestateagents.co.uk

## Area Map



## Energy Efficiency Graph

