



5, Elmwood Park



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Loddiswell, Kingsbridge, TQ7 4SA

Kingsbridge 4 miles. Totnes 14 miles. Plymouth 23 miles.

A superbly presented three bedroomed semi-detached property situated in the popular village of Loddiswell enjoying far reaching village and rural views benefiting from a front and a landscaped rear garden, with two off road parking spaces and a garage.

- Stylish open-plan kitchen/dining/sitting room with direct access to entertaining area
- Three bedrooms and family bathroom
- High-quality kitchen with granite worktops and integrated appliances
- Landscaped gardens with private sunken terrace and upper level area with glass balustrade
- Single garage with electric roller shutter door
- Two off-road parking spaces
- Freehold sale
- Council Tax band C

Guide Price £300,000

SITUATION

Loddiswell is a popular village known for its excellent community and picturesque countryside location, local amenities include a primary school, village inn and corner shop and a walk down the hill is the River Avon and the wonderful Avon Mill Garden Centre, deli and café. The market town of Kingsbridge is 3 miles away and Salcombe 9 miles by road has an excellent range of restaurants and inns, a heart for yachting and water enthusiasts, the town also offers lovely sandy beaches and spectacular cliff top walking. The stunning beaches at Thurlestone, Bantham and South Milton are also within easy reach.

DESCRIPTION

A well presented link attached semi detached garage presented in very good condition. The house has been greatly improved by the vendor and located on a popular road in the village of Loddiswell. This property is ideal for first-time buyers, or as an investment opportunity.



ACCOMMODATION

The property is accessed from the rear, where a gateway leads from either of the two off-road parking spaces, passing the single garage and down steps to the landscaped patio area. A side entrance hall provides access into the property, with a door to the front gravelled area and a further door into the staircase hall.

The open-plan kitchen/dining/sitting room is a superb reception space, complemented by a useful under-stairs cupboard with space for a condensing tumble dryer. This versatile room is finished with Karndean flooring throughout and enjoys a window to the east overlooking the courtyard, along with a pair of patio doors opening directly onto the sunken entertaining area.

The kitchen is fitted with a black granite worktop and a wide range of integrated appliances, including a Siemens 3/4 sized dishwasher, an electric oven with a slide-and-hide door, and a four-ring NEFF induction hob with extractor above. In addition, the kitchen is equipped with soft-close pan drawers with plumbing and space for a washing machine, and further space for a full-height fridge-freezer.

The house is heated throughout by efficient Rointe wall-mounted electric panel heaters.

On the first floor, the main bedroom benefits from locally crafted fitted wardrobes with mirrored doors, oak veneer, hanging rails, and drawers beneath. Bedroom two is also a double room, enjoying an easterly outlook across the village and towards the surrounding countryside. Bedroom three, currently used as a study, has a bi-folding door and is suitable as a single bedroom if required. The loft is boarded and houses the pressurised hot water cylinder, ensuring excellent shower pressure.

A family bathroom with seperate shower completes the first-floor accommodation.

OUTSIDE

The gardens have been attractively landscaped and redesigned to maximise privacy and enjoyment. Immediately accessed via the patio doors from the reception room, the lower terrace provides a sheltered and enclosed entertaining area with white-rendered walls and raised flower beds. A bespoke sail shade, which is both waterproof and fire-resistant, is available by separate negotiation. This enables the area to be enjoyed year-round, including with the use of a fire pit.

Steps rise to an upper terrace with glass screening and stainless-steel balustrades, laid with artificial grass over proper drainage.

The single garage is fitted with an electric roller shutter door with power, and a water supply. Side access door, off-road parking is provided for two vehicles: one space in front of the garage and another to the side above the upper terrace.

SERVICES

Mains water, drainage, electricity with efficient wall mounted electric heating

DIRECTIONS

From Kingsbridge continue into the village passing the Loddiswell village shop on your left hand side. Continue through the village and turn left into Elmwood Park and then take the next left turn. Number 5 is found on the left hand side after a short distance, where the two off road parking spaces and the garage are located.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

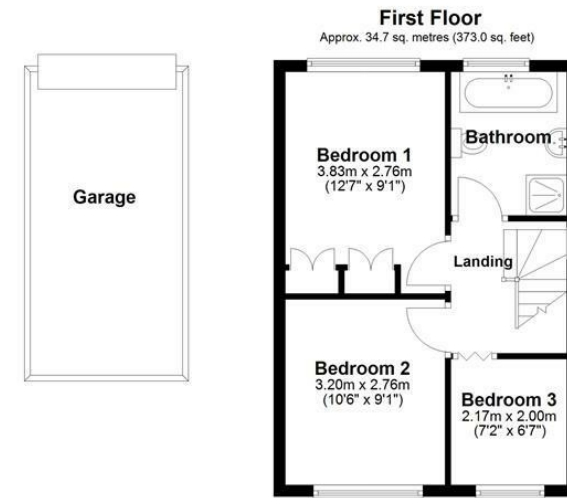


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	55	55
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Total area: approx. 72.9 sq. metres (784.9 sq. feet)



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