



Avon View



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13 Town Park, Loddiswell, Kingsbridge, Devon, TQ7 4RA

Kingsbridge 3 miles. Totnes 14 miles. Plymouth 23 miles.

A beautifully presented, detached three-bedroom bungalow with stunning, far-reaching views over this picturesque South Hams valley

- Well appointed detached bungalow
- Stunning views from the main rooms
- Superb sitting room with wood burning stove
- Well fitted kitchen with dining area designed to draw in the views
- Terraced gardens with patio and level lawn
- Off road parking with EV charging point
- Freehold sale
- Council tax Band D

Guide Price £400,000

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, delicatessen 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

13 Town Park is a beautifully presented, detached three-bedroom bungalow, built in the 1960s and situated in the popular village of Loddiswell. The property enjoys stunning views over this beautiful picturesque valley.

Over the past eight years or so, the current owners have undertaken a thorough programme of refurbishment and modernisation to create a superb bungalow befitting of its fantastic location. The kitchen has been significantly upgraded with a bespoke range of base and eye-level units. Insulation works have been carried out, including beneath the floors and internally to some of the walls, improving the property's energy efficiency. Several of the double-glazed window units have been replaced with high-quality Anglian products, and premium hard wearing flooring has been installed throughout much of the property.



ACCOMMODATION

The property can be approached either via a paved single-car parking space or the main entrance path, via a short flight of steps lead down to the front patio area, which is divided by two neat lawns. From here, a covered entrance porch opens into a welcoming hallway that provides access to the principal rooms.

The sitting room, a bright and welcoming room benefits from a very wide picture window perfectly framing the outstanding valley views. This room also features provisions for a wall-mounted television and a corner slate hearth housing a Contura wood-burning stove with a fully lined flue. From here, a door with a small step down leads into a spacious open-plan kitchen and dining area, which flows seamlessly into a conservatory-style garden room at the far end, ideal for year round enjoyment of the scenery.

The kitchen is exceptionally well-equipped, with a range of integrated appliances including a Zanussi pyrolytic fan-assisted single oven, Zanussi induction hob with extractor over, integrated Zanussi washing machine, integrated AEG under-counter refrigerator, and a three-quarter-sized integrated Bosch dishwasher. It also features soft-close drawers and a selection of well-planned storage cupboards. Matching units have been thoughtfully designed to discreetly house the fuse boards and electric meter, maintaining a clean and modern appearance. A door from the kitchen opens into a very useful storage area, perfect for pantry use or general household storage.

At the far end of the room, there is ample space for a dining table, positioned to take full advantage of the exceptional easterly and southerly views, creating a perfect setting for entertaining or simply relaxing over a meal while enjoying the surrounding landscape.

The hallway benefits from a useful storage cupboard housing the hot water cylinder.

Bedroom 3, a comfortable single room which is currently used as a home office, with a large window overlooking the front garden is located near the entrance to the property. There is a family bathroom which is fitted with a sliding glass shower enclosure, with a Mira Decor electric shower unit, a fitted WC, and a wash hand basin set within a vanity cabinet.

Bedroom 2 is a double room currently arranged as a child's single room, with windows to the front and side, providing plenty of natural light. The principal bedroom is a generous double, with a large rear-facing window offering spectacular views across the lower garden, Loddisswell Valley and the surrounding countryside.

OUTSIDE

Outside, one of the most impressive features of Avon View are the glorious views, which all parts of the rear garden enjoy. A large rear patio provides the perfect space for outdoor dining, entertaining, or simply enjoying the spectacular views. The patio can be accessed either via steps leading down from the kitchen or via a path that runs around from the front of the property. Beyond the patio lies a lower-level lawn, fully enclosed with fencing on all sides and complemented by a raised brick planting bed, together with a variety of flowering shrubs.

To the southern side of the garden, a pathway leads to a practical storage area, which includes a timber garden shed, bin storage space, and the location of the 7kW electric vehicle charging point.

At the front of the property, there is a small patio area with an outside tap, along with a paved off road parking space for one car, additional on-road parking if required.

SERVICES

Services include mains water, mains drainage, mains electricity with electric night storage and panel heaters. According to Ofcom up to superfast broadband and good mobile reception is available at this property.

DIRECTIONS

From Kingsbridge continue into the village and around onto the one way system. Take the first left onto Town Lane and proceed until you reach the turning into Town Park on the left hand side. Follow the road down where you will find Avon View (number 13) on the left hand side.



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.

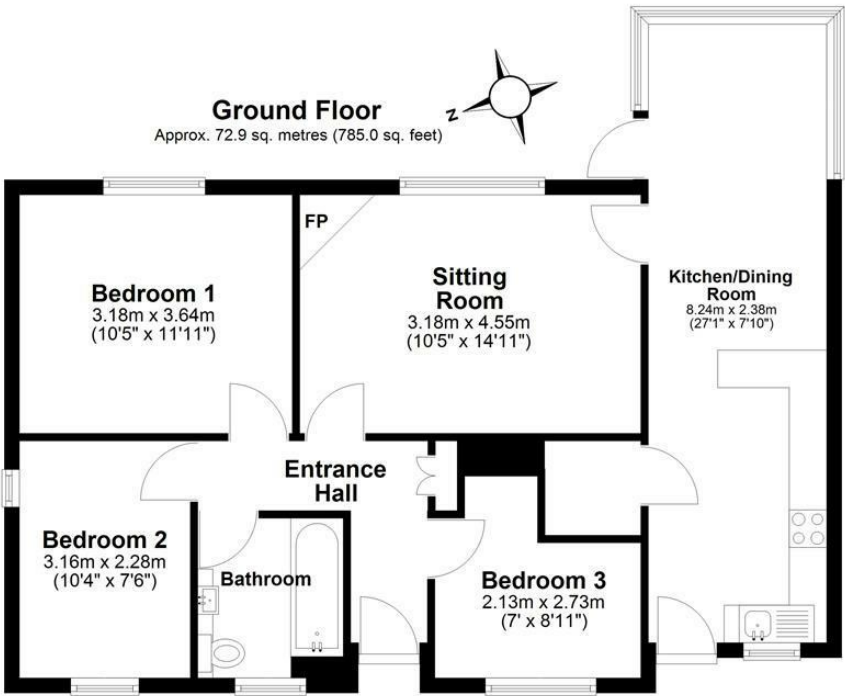


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Total area: approx. 72.9 sq. metres (785.0 sq. feet)



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