



4 Beechwood Park, Loddiswell, Kingsbridge, Devon TQ7 4BY

SOUTH HAMPS'
LEADING
ESTATE AGENT

Marchand  Petit
ESTATE AGENTS





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Stepping inside this charming, fully renovated semi-detached family property you can't help but admire the modern amenities and sleek, sophisticated finishes throughout. The spacious layout has been thoughtfully designed and offers a contemporary kitchen with integrated appliances, sitting room and cloakroom. The addition of a conservatory brings in natural light and creates an inviting space for relaxation or an additional dining area. The integral converted garage now offers a convenient home office which provides a dedicated workspace for remote work or creative pursuits and a separate storage room.

Upstairs are 2 double bedrooms, one with en-suite facilities and a single plus a well-appointed bathroom.

The private low maintenance garden is perfect for enjoying the outdoors, with a nice patio area, wood fired pizza oven ideal for al fresco dining and a useful garden shed. With off-street parking at the rear for two vehicles this property is a rare find in a sought-after location.

Loddiswell is a popular village with a thriving community located within easy reach of the A38 Devon Expressway and just over 3 miles from the market town of Kingsbridge. The village has its own general store, post office/handy shop, pub, primary school, and church. Loddiswell is surrounded by unspoilt rolling countryside with interesting river walks and is within easy reach of the beautiful coastline, beaches, and estuaries of the South Hams. Within a mile of the property is the popular Avon Mill Garden Centre with deli and cafe and the Aune Valley Farm Shop and Heron Valley Coffee Shop and Bar.

KEY FEATURES

- Stunning fully renovated and extended family home
- Beautifully maintained and presented
- Home office/store
- Low maintenance garden with pizza oven and garden shed
- Parking for two vehicles

BEDS 3 | BATHS 2 | RECEPTS 2 | EPC - C | COUNCIL TAX - C | TENURE - Freehold

SERVICES - Mains electricity, water and drainage. Air source heat pump for hot water and central heating. Blink camera system. Ring doorbell. Smart meter - electric. Loft insulated and boarded. Driveway, garden gate and garage sensor lights fitted. Beechwood Park Estate - Maintenance charge of approx. £250.00 per annum for upkeep of estate, grass cutting etc.

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*NB. This Floorplan is for illustrative purposes only.
All dimensions are approximate.*



Total area 110 Sq.m
(1184 Sq.ft) Approx.



DIRECTIONS

what3words - workers.sediment.quilt
From Kingsbridge head north on the B3196 towards Loddiswell.
Pass through the village and then take the right turn opposite the playing field into Beechwood Park where you'll find No.4 on the left-hand side.

VIEWING - Very strictly by appointment only through Marchand Petit (Kingsbridge office) Tel: 01548 857588.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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