













4 Beechwood Park

Loddiswell, Kingsbridge, Devon TQ7 4BY

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

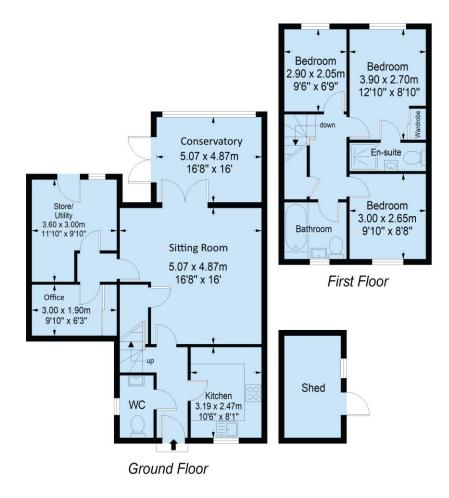
- Stunning fully renovated and extended family home
- Beautifully maintained and presented
- Home office/store
- Low maintenance garden with pizza oven and garden shed
- Parking for two vehicles

BEDS 3 | BATHS 2 | RECEPS 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 lefthand side.

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

IMPORTANT NOTICE

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SOUTH HAMS' LEADING ESTATE AGENT

