



4 Harveys Walk, Loddiswell, Kingsbridge, Devon TQ7 4BU

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  **Petit**
ESTATE AGENTS





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This is an immaculately presented semi-detached property, situated on the edge of the Woolston Fields development in this popular village and has lovely views out over the valley and surrounding countryside.

Off the entrance hall you step into the spacious sitting room which has under stair storage, wall mounted fire and window to the front. The well-equipped kitchen/dining room is at the rear, it has plenty of fitted units, integrated appliances, and French doors leading out to the private garden. Off the kitchen is a cloakroom.

Upstairs the principal en-suite bedroom has views out over the garden and very useful built-in wardrobes. With views out over the front is a further double and one single bedroom which has a built-in storage cupboard. Completing the accommodation is a family bathroom. Outside front is a small lawned area with shrub hedge border with a central path leading up to the front door, the path continues around to the side gate giving access to the rear garden. The rear garden is mainly laid to lawn with patio seating/entertaining area off the kitchen. At the rear is a timber gate giving access out to the parking space and garage which has an integral door opening directly into the garden.

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.

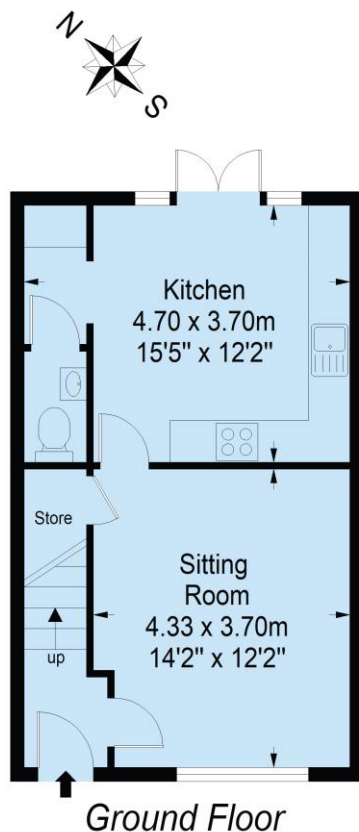
KEY FEATURES

- Beautifully presented semi-detached property
- Well-equipped kitchen/dining room
- Bathroom, en-suite shower room and cloakroom
- Fixed ladder access to the loft with light fitting
- Private rear garden
- Garage and off-street parking
- Quiet cul-de-sac location
- Popular village location
- Countryside views

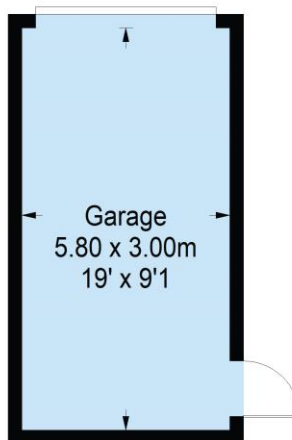
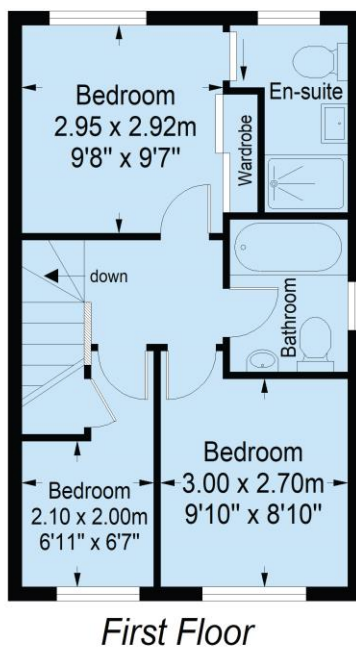
BEDS 3 | BATHS 2 | RECEPTS 1 | EPC - C | COUNCIL TAX - D | TENURE - Freehold

SERVICES - Mains electricity, water and drainage. Air source heat pump for hot water and central heating. Annual service charge of approximately £247.20 paid to Woolston Fields Management Co. Ltd for upkeep of the estate.

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



Total area 76.18 Sq.m
(820 Sq.ft) Approx.
(Excluding Garage)



DIRECTIONS - what3words - developer.decency.pythons
From Kingsbridge take the B3196 to Loddiswell which is approx. 3 miles away. Continue through the village on the one-way system, passing the shop and pub, just before you reach the playing field turn right into Beechwood Park, then right into Harveys Walk, follow the road to the end of the cul-de-sac where you will 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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