

32 ELMWOOD PARK



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

32 ELMWOOD PARK

Description

We are delighted to bring to the market this charming semi-detached bungalow located in the popular village of Loddiswell with garage, driveway parking and front and rear gardens.

The property which is in need of some modernisation currently comprises entrance porch opening into the hall which has a built in store cupboard. There are two double bedrooms, and a bathroom with shower above the bath. The kitchen has fitted floor units with integrated appliances, serving hatch through to the dining area and access door opening into the sun room. This room is dual aspect with French doors opening out to the rear of the property and an integral door through to the garage. Completing the accommodation is the 'L' shaped sitting/dining room which has views over the front garden and a further set of French doors onto the rear garden.

Outside front is a pretty lawned garden with plant and shrub borders bound by a low hedge. To the side is driveway parking for 2/3 vehicles in front of the garage which has an up and over door at the front and integral door at the rear giving access into the sun room. The lower part of the private rear garden is laid to lawn with what was a good size vegetable patch covering the remainder, with a couple of paved seating areas, off the sitting room and next to the timber garden store.

Situation

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, pre and 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.

Directions

what3words - noon.incensed.measures

From Kingsbridge head north for about 3 miles following the signs for Loddiswell. On entering the village on the one way system continue past the Spar shop on your left and the Loddiswell Inn on your right. After approximately 150 yards take the left turn into Elmwood Park and follow the road around to the left, No.32 will be found on the right-hand side.



PROPERTY DETAILS

Property Address

32 Elmwood Park, Loddiswell, Kingsbridge, Devon TQ7 4SA

Mileages

Kingsbridge 4 miles; A38 Devon Expressway 7 miles; Salcombe 10 miles; Totnes 13 miles (distances are approximate)

Services

Mains electricity, water and drainage. Oil fired boiler.

EPC Rating

Band D. Current: 59, Potential: 70

Council Tax

Band C

Tenure

Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.
Tel: 01803 861234.

Key Features

- Spacious semi-detached bungalow
- In need of some modernisation
- Two double bedrooms
- Integral garage and driveway parking
- Private rear garden with external store
- Countryside views
- Peaceful village location

Fixtures & Fittings

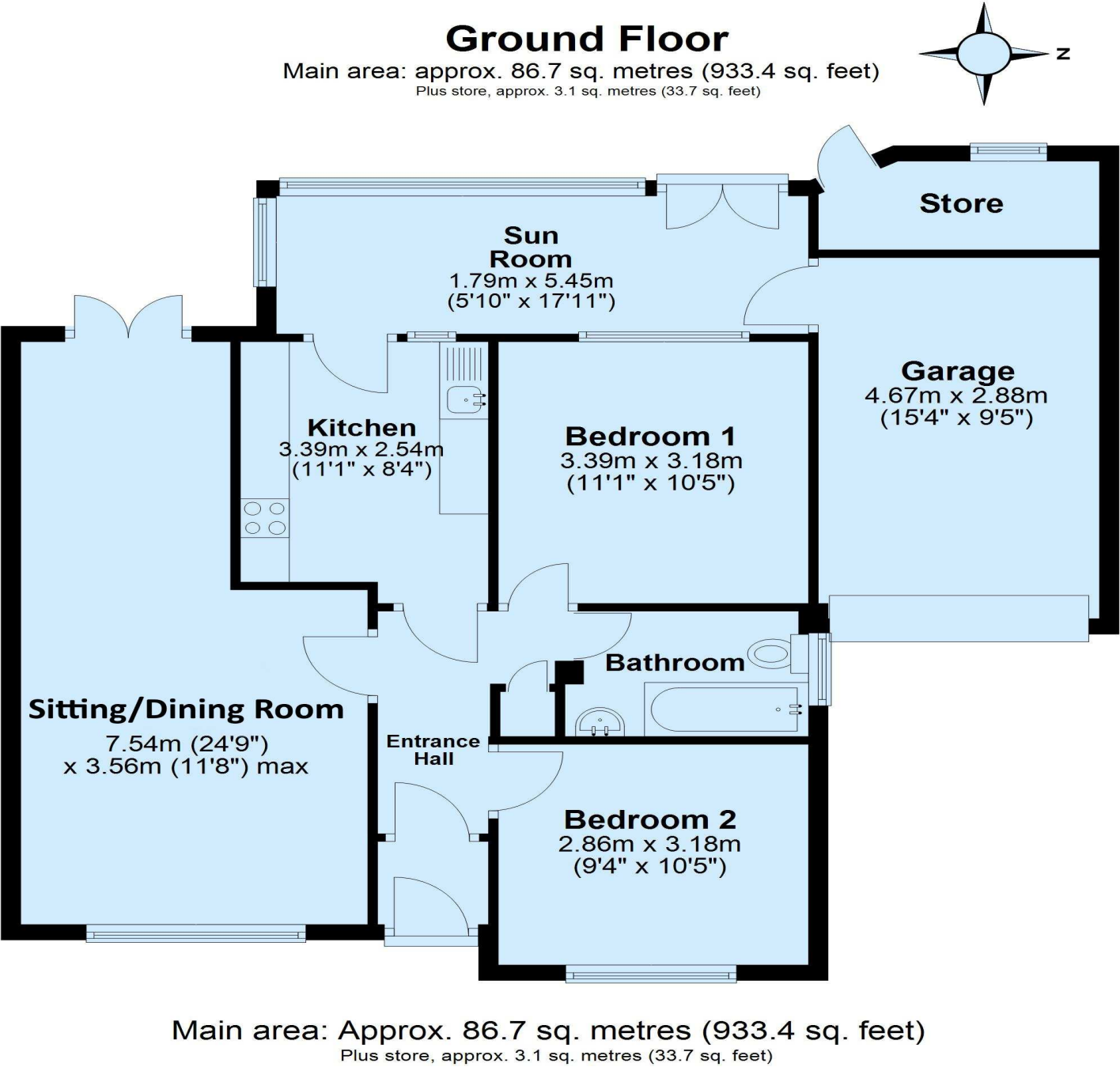
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN



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.