

3 ASHWOOD CLOSE



MARCHAND PETIT
COASTAL, TOWN & COUNTRY

3 ASHWOOD CLOSE

Description

This bright and spacious semi-detached property is located in a peaceful cul-de-sac location in the popular village of Loddiswell, within walking distance of amenities and the Primary School.

Internally the property features a converted loft with skylights and a double bedroom (bed 4) which is a great addition for a growing family or home office/craft room.

The main accommodation is on the ground floor. Off the entrance hall you step into the large sitting/dining room which has stairs up to the converted loft, large picture window in the dining area and glazed sliding doors off the sitting area out to the front garden. The modern kitchen has plenty of fitted floor and wall units with integrated appliances including a fridge, dishwasher, oven and hob. Off the kitchen is a useful utility room which has access to the rear garden.

There are two double bedrooms and one single, a well-appointed bathroom and separate shower room plus a built-in storage cupboard in the hall.

To the front is a shingle garden with a stone slabbed path up to the front door. The private rear garden has a good sized patio which is partially covered, a raised lawn bound by a decorative brick wall with access steps to one side. The property also benefits from having an outbuilding, ideal for extra storage, a summerhouse and greenhouse.

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 - hungry.duplicity.sublime

From Kingsbridge head north on the B3196 towards Loddiswell. On entering the village follow the one-way system going past the village shop, then just after you pass the local pub turn left into Village Cross Road, take the next left into Ashwood Park, bear right at the junction staying on Ashwood Park, the entrance to Ashwood Close is a little further around on your left-hand side. The first entrance gives you access to the rear garden and the second entrance which is a little further on takes you to the front door.



PROPERTY DETAILS

Property Address

3 Ashwood Close, Loddiswell, Devon TQ7 4RG

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 central heating/hot water. Kidde carbon monoxide detector.

EPC Rating

Band D. Current: 61, Potential: 78

Council Tax Band

B

Tenure

Freehold

Authority

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

Key Features

- Beautifully presented semi-detached property
- Bright and spacious interior
- Modern fitted kitchen with utility
- 2 double bedrooms and 1 single
- Converted loft room and additional double bedroom (bed 4)
- Enclosed front garden and private rear garden with patio
- Outbuilding, shed and greenhouse
- Quiet cul-de-sac village location
- Lovely countryside views

Fixtures & Fittings

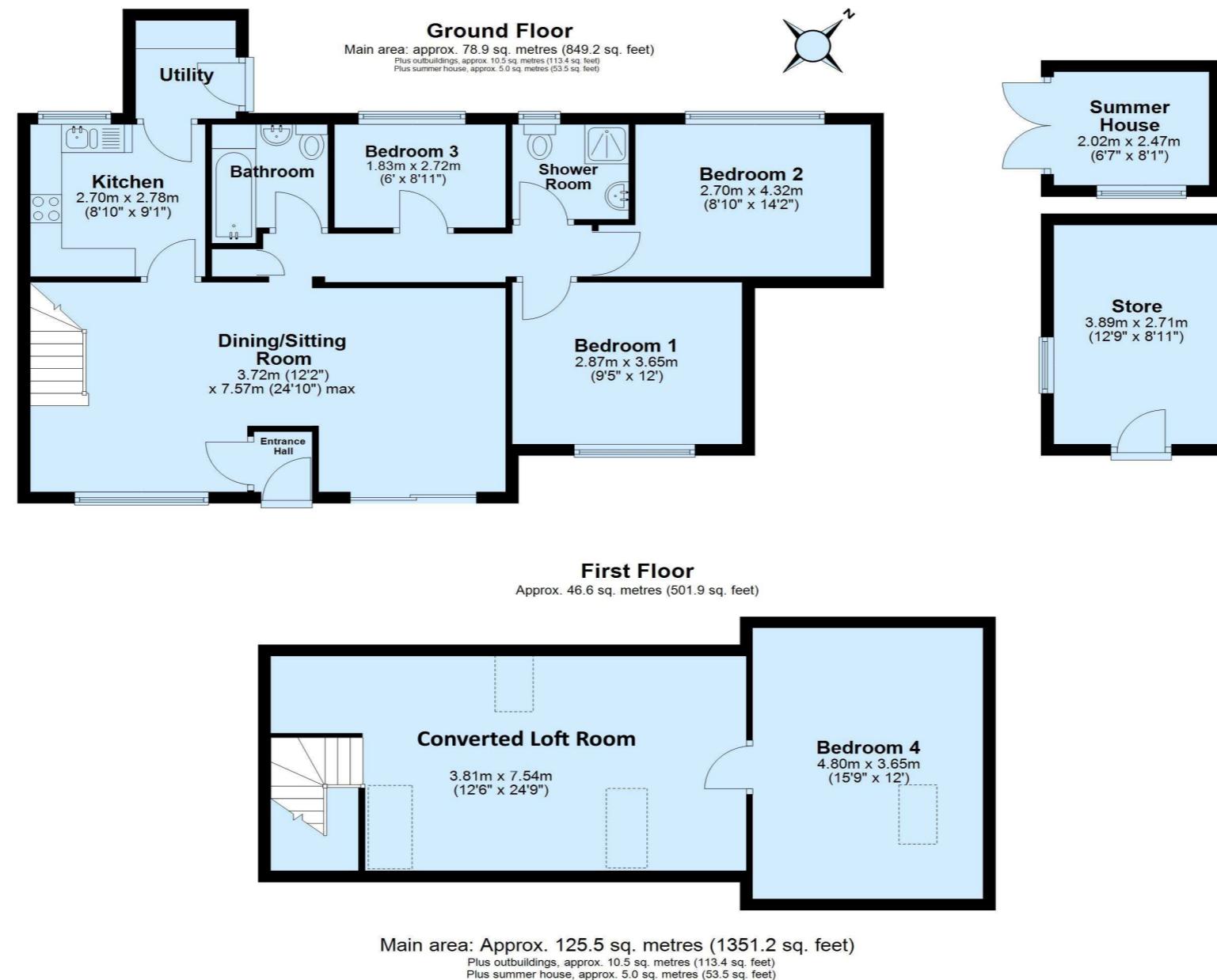
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



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