



Luscombe Maye  
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# Elmwood Park, Loddiswell

£295,000

3 1 1





This is a delightful property situated in the popular village of Loddiswell. The accommodation comprises entrance hall with ample room for shoes and coats with stairs to the first floor, a spacious and bright open plan kitchen, dining and sitting room with dual aspect windows. The kitchen is fitted with floor and wall units and integrated appliances, also enjoying French doors which open into the rear garden allowing an abundance of light to flow throughout the ground floor. Upstairs there are 3 bedrooms, together with a well proportioned family bathroom.

To the rear of the property you will find a detached garage with additional parking in front. The front and rear gardens are enclosed and easy to maintain with plenty of room for dining alfresco.

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, 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.

## FURTHER INFORMATION

As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you. However, we recommend that you verify any information given during the conveyancing process.

## SERVICES

Mains electric, water and private drainage.

## CONSTRUCTION

The property is understood to be of standard construction.

## PARKING



5 Elmwood Park, Loddiswell, Kingsbridge, TQ7 4SA

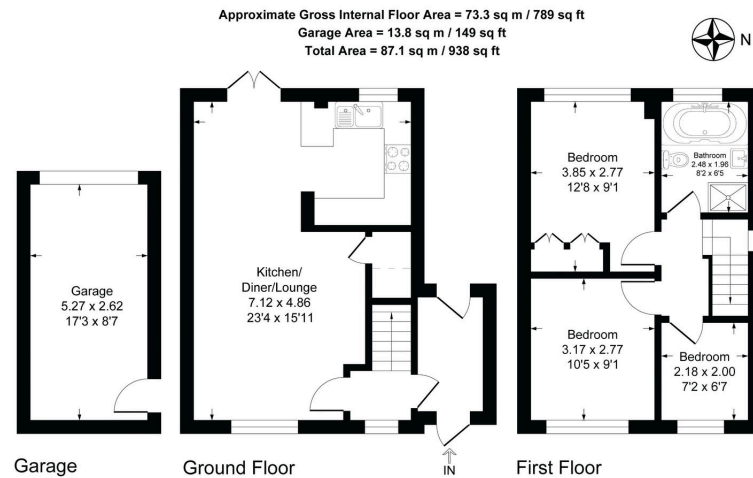


Illustration for identification purposes only, measurements are approximate, not to scale.

- Semi-detached family home
- Three bedrooms
- Lovely rural view
- Front & rear garden
- Garage & parking
- Popular village location
- Proximity to local amenities
- Rural walks nearby

