



**1 Beechwood Park**

Loddiswell, TQ7

**Guide Price £405,000**

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## 1 BEECHWOOD PARK

Loddiswell, Kingsbridge, TQ7 4BY

### The Property:

The front door opens into a welcoming hallway, with a useful cloakroom immediately to the right, fitted with a WC and basin, along with space for coats and everyday storage. Stairs rise to the first floor.

To the left, the dual-aspect sitting room is a bright and comfortable space, enjoying plenty of natural light from both the front and side. An electric wood burner provides a cosy focal point, making this an ideal room for relaxing as a family.

To the right, the kitchen/diner forms the heart of the home. The kitchen is fitted with a range of white units complemented by wood-effect worktops, offering ample storage and workspace. Integrated appliances include a fridge freezer, washing machine, eye-level oven and grill, as well as an electric hob with extractor and space and plumbing for a dishwasher. There is plenty of space for a family dining table, along with a useful nook that could easily accommodate a home office setup or additional storage. A large cupboard houses the Daikin boiler, and a side door provides direct access out to the garden.

From the kitchen, the property opens into a generous conservatory, creating a further reception space that works particularly well for families. With heating installed, this room can be used year-round and enjoys views over the garden, with direct access outside.

Upstairs, the landing leads to three well-proportioned bedrooms. To the rear is a spacious single or small double room, with access to the loft space. Another double bedroom enjoys a dual aspect and overlooks the playing fields, making it a particularly bright and sunny room, and also benefits from a built-in cupboard housing the water tank.





The main bedroom is a generous double with built-in wardrobes and attractive views over the park. It also benefits from a modern en suite shower room, fitted with a walk-in shower, WC and basin.

The family bathroom is fitted with a bath and shower over, WC, basin and storage, along with an obscured window for privacy.

Outside, the property enjoys a wraparound garden which is fully enclosed—ideal for children and pets. It is mainly laid to lawn with a patio area for outdoor dining, along with a garden shed. The space is bright, private and easy to maintain, with gated access and pathways surrounding the property. To the rear there is parking for approximately two to three vehicles.

#### **The Location:**

Loddiswell is a lovely village with a real community feel. It has a village shop and post office, church and a very popular primary school. You can also find the well-known garden centre, Avon Mill, just down the hill along with popular café and farm shops, Aune Valley Farm Shop and the Chilli Farm within close proximity. The location is ideal for commuters as it is quick drive to the A38 in order to reach Exeter and Plymouth.

#### **Services & Further Information:**

**Tenure:** Freehold with communal managed areas. Charge of £247.20 per annum.

**Services:** Mains electric, mains water and mains sewerage. Air Source Heat Pump Central heating.

**Construction:** Standard block construction.

**EPC Rating:** C

**Council Tax:** Band D

**Broadband Speeds:** Superfast broadband available with speeds up to 80Mbps (Ofcom)

**Flood Risk:** According to the Environment Agency, the property is in low risk flood zone. Buyers are advised to conduct their own due diligence.

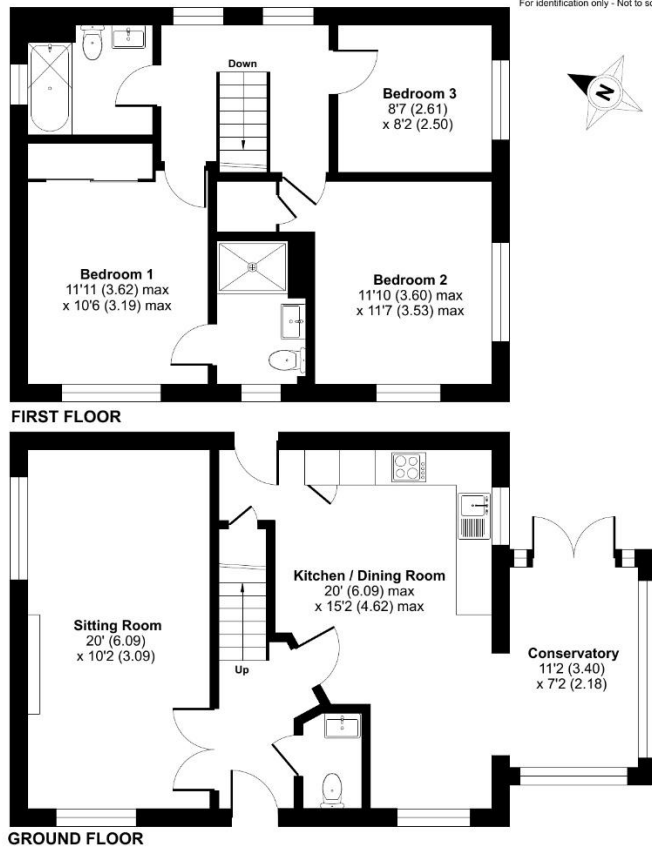
**Planning or Development Issues:** None known.

**Restrictive Covenants / Rights of Way:** None known.

# Beechwood Park, Loddiswell, Kingsbridge, TQ7

Approximate Area = 1121 sq ft / 104.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025.

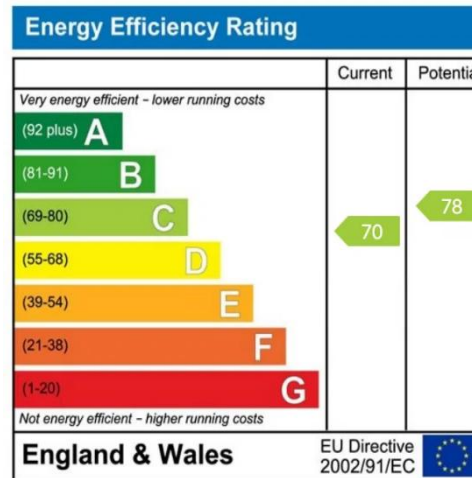


## Disclaimer

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.



Viewings strictly by appointment only with Kingsbridge Estate Agents.

6 The Anchor Centre, Bridge Street, Kingsbridge, Devon, TQ7 1SB

Tel: 01548856685

Email: sales@kingsbridgeestateagents.co.uk  
www.kingsbridgeestateagents.co.uk