

61 ELMWOOD PARK

LODDISWELL • TQ7 4SD



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GROUND FLOOR

Entrance Hallway | Bedroom 1 | Bedroom 2 | Bathroom | Open Plan Kitchen/Living/Dining Room | Conservatory

EXTERNAL

Garage | Front Garden | Rear Garden | Single Garage With Parking





“A well presented 2 bedroom bungalow with garage and garden”...

Located in the South Devon village of Loddiswell, this two-bedroom semi-detached bungalow offers well-arranged accommodation on one level.

- Two-bedroom semi-detached bungalow
- Bright open-plan lounge and kitchen
- South-facing conservatory overlooking the garden
- Private enclosed garden with mature hedging
- Single garage, parking and solar panels

The main living area combines the lounge and kitchen in an open-plan layout. The kitchen has a range of wall and floor cupboards with ample worktop space, while a breakfast bar separates it from the seating area.

French doors open into a south-facing conservatory with a glazed roof and windows overlooking the garden. This provides a useful second reception room that could also be used as a dining area.

There are two bedrooms and a bathroom fitted with a bath and shower, pedestal wash basin and WC.

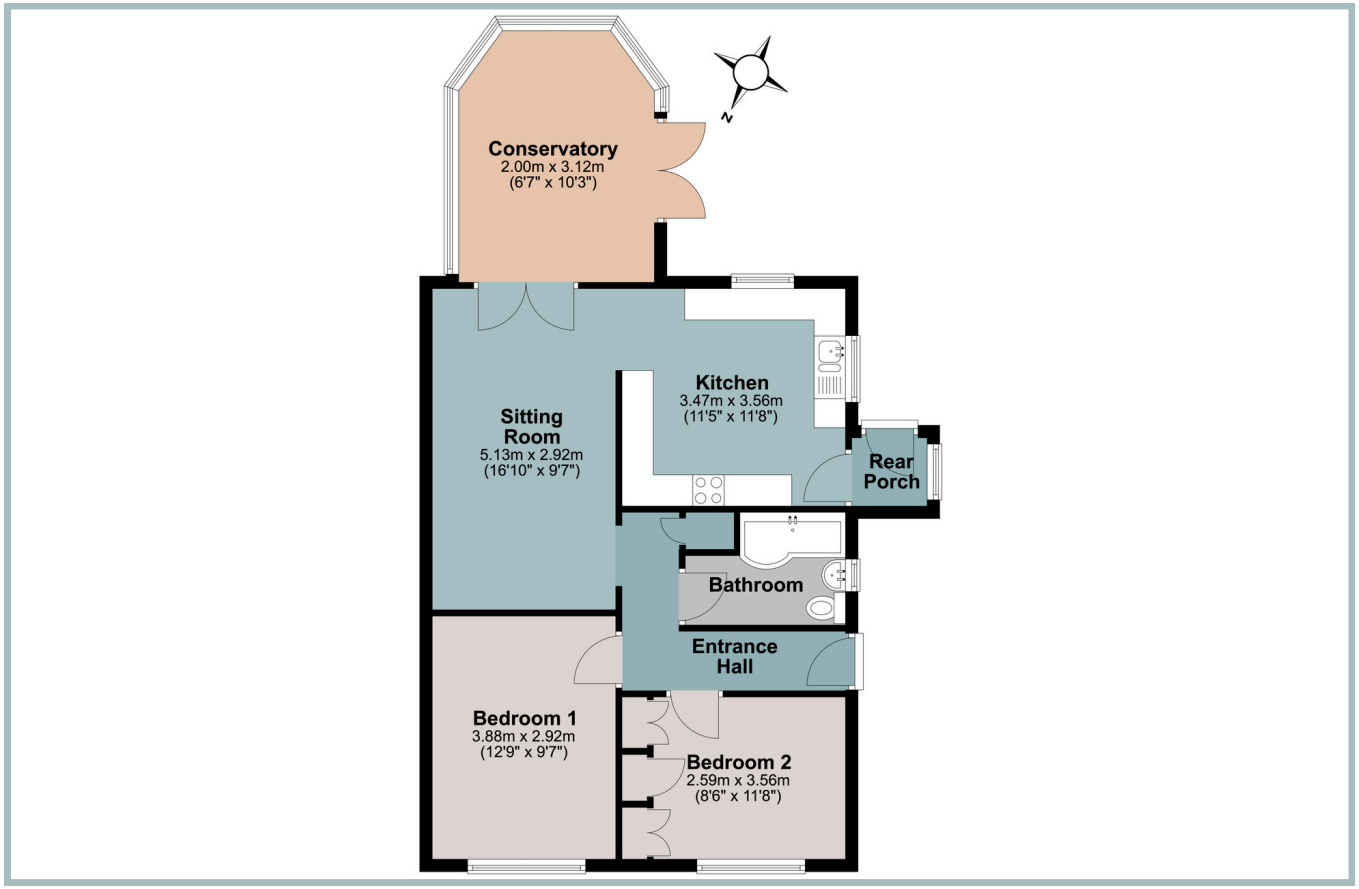
Outside, the enclosed garden is bordered by mature hedging and includes lawned and paved areas. The single garage provides additional storage, with a parking space positioned in front.

Loddiswell has a primary school and pre-school. Other local facilities include a village hall, playing field, tennis courts and children’s play area. Local bus services provide connections to Kingsbridge, where a wider range of shops and services is available.





TOTAL APPROXIMATE AREA: 73.5 SQ M 791.3 SQ FT



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Tenure: Freehold

Council Tax Band: C

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Oil fired central heating

EPC: Current B (90) Potential A (96)

Viewings: Very strictly by appointment only

Location: Loddiswell is a popular village with a thriving community located within easy reach of the A38 and just over 3 miles from the market town of Kingsbridge. The village has its own general store, 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.

What Three Words: ///tipping.plays.retraced

Kingsbridge 4.1 miles - Totnes 14.1 miles (Railway link to London Paddington) - Salcombe 10.3 miles