

# 18 TOWN PARK LODDISWELL



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

# 18 TOWN PARK

## Description

Located at the end of a peaceful cul-de-sac, this beautifully presented detached bungalow occupies a truly enviable elevated position, commanding superb views across the surrounding countryside. The property offers a perfect blend of modern open-plan living and comfortable, well-proportioned accommodation, all set within meticulously maintained gardens.

Approached via a generous driveway, the property provides ample parking for several vehicles and boat storage, and a timber-framed garage/store offers additional practical space, whether for storage, hobbies, or workshop use.

Upon entering the home, you are immediately welcomed into a light-filled and inviting interior, where the heart of the property lies in the stunning open-plan kitchen, dining, and sitting area. This expansive space has been carefully designed to create a seamless flow for modern living. The stylish, well-equipped kitchen has plenty of base and wall units with integrated appliances, built-in store cupboard and window giving views through to the sun room and side garden. The sitting/dining room has French doors giving access to the front timber decked garden and driveway and enjoys fantastic views to open countryside.

Extending from the main living space is a spectacular sun room. This impressive addition enjoys an abundance of natural light, with French doors and triple aspect windows framing the garden and views. It provides a versatile space that can be enjoyed year-round—perfect as a relaxing lounge, entertaining area, or tranquil retreat.

The bungalow boasts three generously sized double bedrooms. The principal bedroom benefits from its own en-suite shower room, providing a touch of luxury and convenience. A second bedroom is complemented by a dedicated dressing room, ideal for those seeking additional storage or a private personal space. The remaining bedroom is equally spacious and well-appointed, making it suitable for family members or guests. A stylish family bathroom serves the home, finished to a high standard with modern fixtures and fittings. Additionally, a well-equipped utility room is conveniently located just off the kitchen, offering practical space for laundry and household tasks.

Externally, the property continues to impress with its beautifully maintained, private gardens. Predominantly laid to lawn, the grounds are enhanced by established shrub and plant borders that provide colour and interest throughout the seasons. Carefully arranged seating areas offer multiple spots to sit and enjoy the tranquil surroundings, soak in the views, or entertain outdoors during warmer months.

This exceptional bungalow combines a sought-after location, stunning views, and high-quality accommodation, making it a rare opportunity for those seeking a peaceful yet well-connected home.

## 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

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From Kingsbridge head out of town on the B3196 to Loddiswell. On entering the village on the one-way system take the first left into Towns Lane, continue on this lane then turn left into Towns Park. No.18 will be found at the far end of the cul-de-sac.



# PROPERTY DETAILS

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## Property Address

18 Town Park, Loddiswell, Kingsbridge, Devon TQ7 4RA

## 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 under floor central heating.

## EPC Rating

Band D. Current: 67, Potential 99

## Council Tax Band

D

## Tenure

Freehold

## Authority

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

## Key Features

- Superbly presented, detached bungalow
- Elevated position at the end of a cul-de-sac
- Open plan kitchen, dining and sitting room - separate utility room
- Triple aspect, sun room extension (recently added)
- 3 double bedrooms, one with a dressing room
- Bathroom and en-suite shower room
- Gated driveway parking for multiple vehicles/boat storage and timber garage/store
- Established lawned gardens with seating areas
- Stunning countryside views

## Fixtures & Fittings

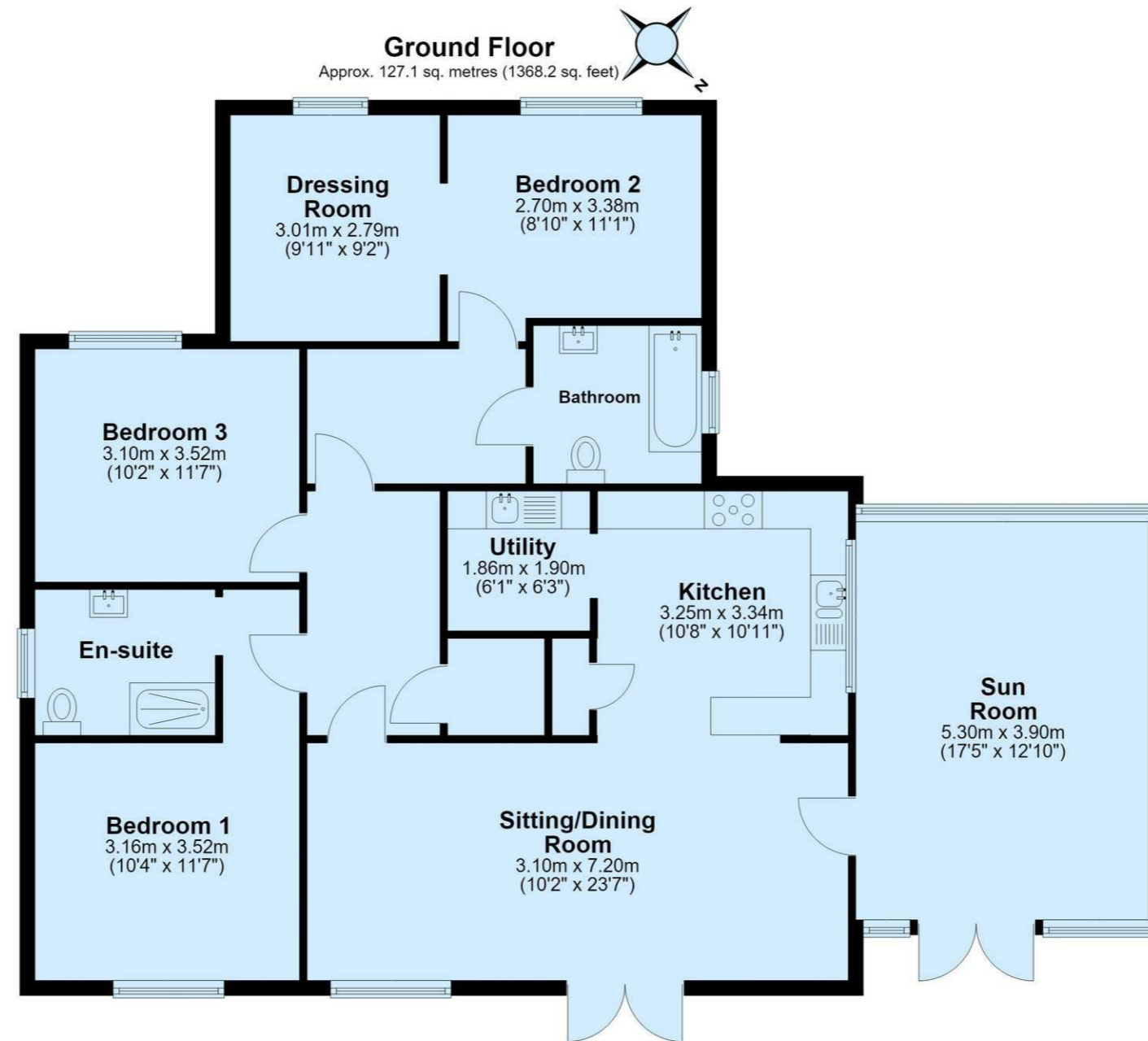
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Viewing

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



# FLOOR PLAN



Total area: approx. 127.1 sq. metres (1368.2 sq. feet)

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Kingsbridge  
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Modbury  
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Newton Ferrers  
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Salcombe  
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Lettings  
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