



2 School House Gardens



2 School House Gardens

, Kingsbridge, Devon, TQ7 4SH

Kingsbridge 4 miles. Totnes 14 miles. Plymouth 23 miles.

A 3 bedroom semi detached house with a large private driveway, landscaped rear garden with entertaining in mind and presented in good condition.

- Centrally located in a sought after village
- Well designed fully fitted kitchen
- Contemporary family bathroom
- Landscaped garden with deck and level lawn
- Freehold sale
- Superb open plan reception room
- 2 double bedrooms and a single bedroom
- Private driveway with ample parking
- Generous storage areas
- Council Tax band C

Guide Price £374,950

DESCRIPTION

A well presented three bedroom semi-detached house situated in the sought-after village of Loddiswell. The house has been extensively refurbished both inside and out by the current owners to offer stylish and comfortable accommodation.

ACCOMMODATION

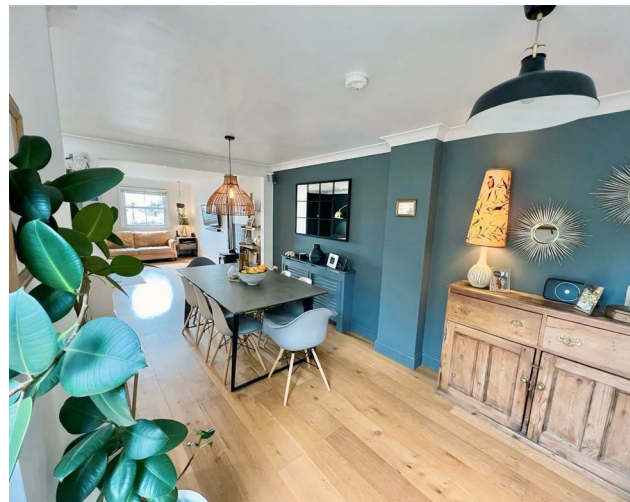
An enclosed porch leads into the staircase hall, with a door into the contemporary sitting room/kitchen/dining room benefitting from an engineered oak floor. The spacious sitting room features a wood-burning stove which adds both warmth and character. To the rear, is a beautifully designed fully fitted kitchen and dining area which provides access to the raised garden. Further benefits include a utility room with separate W.C. on the ground floor. Upstairs, there are three bedrooms and a modern bathroom.

OUTSIDE

There is a large block-paved driveway to the front providing ample parking, together with an EV charger. To the rear there is a useful timber shed for storage with additional storage built under the timber steps which lead up to the upper area of garden. This area has been designed with entertaining in mind, making most of the rural views over the village.

TENURE AND SERVICES

Freehold sale. Oil-fired central heating, mains water, drainage and electricity. According to Ofcom good mobile coverage and up to superfast broadband is available at this property.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Ground Floor **First Floor**

External floor area 104.8 sq.m. (1,128 sq.ft.) approx Internal floor area 101 sq.m. (1,087 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1 The Promenade,
Kingsbridge, TQ7 1JD

kingsbridge@stags.co.uk

01548 853131



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London