



16 Beechwood Park, Loddiswell, Kingsbridge, Devon  
TQ7 4BY

A beautifully presented detached house with a garage and off street parking, situated in the popular village of Loddiswell. Council Tax Band: D. Sorry no pets. Deposit: £1,730.00. Tenant fees apply.

Kingsbridge 4 miles | Totnes 14 miles | Plymouth 23 miles

- 3 Bedroom Detached House
- Village Location With Pathway Leading To Countryside Walks
- Two Bathrooms
- Landscaped Garden With Shed
- Garage & Driveway Parking
- Council Tax Band: D
- 12 Months Plus
- Deposit: £1,730.00
- Sorry No Pets
- Tenant Fees Apply

£1,500 Per Calendar Month

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## SITUATION

Loddiswell is a popular village known for its excellent community and picturesque countryside location, local amenities including a primary school, village inn, corner shop, deli, café, and a walk down the hill is the River Avon and the wonderful Avon Mill Garden Centre. The market town of Kingsbridge is 3 miles away and Salcombe 9 miles by road has an excellent range of restaurants and inns, a heart for yachting and water enthusiasts, with the town also offering lovely sandy beaches and spectacular cliff top walking. The stunning beaches at Thurlestone, Bantham and South Milton are also within easy reach.

## ACCOMODATION

The property is accessed via Beechwood Park, with a slabbed pathway leading to the front door which opens to:-

### HALLWAY

Karndean flooring with one radiator and an airing cupboard. Doors lead to:

### SITTING ROOM

15'7" x 11'6"

A spacious room with Karndean flooring and a radiator. A bay window to the side and window to the front provide far reaching views and provide an abundance of light.

### W.C

With a W.C and a radiator.

### OPEN PLAN KITCHEN / DINING ROOM

15'7" x 8'5"

A fitted kitchen with an electric oven and 4 point hob. A selection of wall and floor cupboards with an integrated fridge freezer and space and plumbing for a washing machine and dishwasher. The kitchen leads onto the dining area with Karndean flooring and a two radiators. Windows and French doors provide views over and access into the rear garden.

### STAIRS AND LANDING

The staircase is carpeted and ascends to a carpeted landing with a radiator and a storage cupboard. Doors leading to:-

### BEDROOM ONE

8'11" x 9'5"

A double bedroom with carpeted flooring, a radiator, a double built in wardrobe and a window to the rear. A door leads to:-

### ENSUITE

A partially tiled suite with a shower, a W.C, a wash hand basin and a towel rail. Window to the front.

### BEDROOM TWO

8'2" x 11'6"

A bedroom with carpeted flooring, a radiator and a window to the front and side.

### BATHROOM

A partially tiled suite with a shower over bath, a wash hand basin, a W.C and window to the front.

### BEDROOM THREE

7'2" x 11'6"

A bedroom with carpeted flooring, a radiator and a window to the front and side.

### OUTSIDE

To the front, there is a small landscaped garden bordered by low level hedging.

To the rear there is a level lawn and patio area which is enclosed by a stone wall and fencing. Timber shed provides extra storage and a side gate allows access to the driveway and garage.

### GARAGE

The garage is attached to the property, is accessed via a tilt up canopy door and benefits from light and an external power point.

### SERVICES

Electric, water, drainage - Mains connected. Heating - Air-source heat pump central heating  
Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload: 220 Mbps.  
Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.  
Council Tax Band: D



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. Tenants 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.



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