



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

01803 866130 | rentals.southdevon@stags.co.uk

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 Thurstlestone, Bantham and South Milton are also within easy reach.

ACCOMMODATION

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

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

DIRECTIONS

From Kingsbridge, take the road out of the town signed Loddiswell. Follow this road for approximately 3 miles into and through the village of Loddiswell. On leaving the village, the entrance to Beechwood Park will be found on the right hand side and No 16 can be found almost in front of you next to the green.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £1,500.00 pcm exclusive of all charges. DEPOSIT: £1,730.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS RIGHT BILL

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at stags.co.uk.

Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:

https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6730/Implementing_Renters_Right_roadmap.pdf



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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-101) A		
(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	69	76
EU Directive 2002/91/EC		