

4 Stile Orchard

Loddiswell, TQ7

Guide Price £275,000



4 STILE ORCHARD

Loddiswell, Kingsbridge, TQ7 4SB

Summary:

Nestled in a quiet location within the sought-after village of Loddiswell, this delightful two-bedroom bungalow offers a wonderful garden, two parking spaces, and a single garage. The property would make an ideal first home or a perfect choice for downsizers. While it would benefit from some cosmetic updating, it presents a fantastic opportunity to create a lovely home in a desirable setting.

The Property:

Tucked away in a peaceful spot in the ever-popular village of Loddiswell, this charming two-bedroom bungalow offers plenty of character and potential. Quirky yet full of warmth, it's ideal for anyone seeking a quiet village lifestyle with a lovely garden and spacious living accommodation.

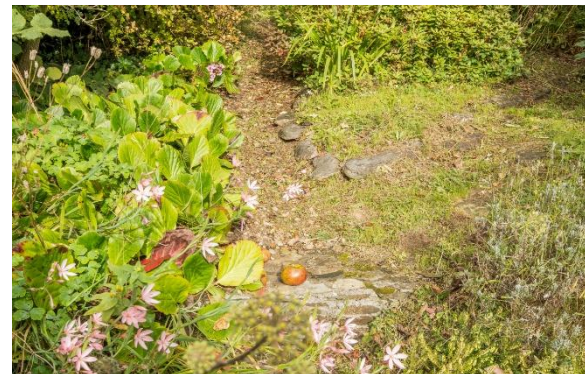
You enter the property through a small inner porch, leading into a central hallway with doors to all rooms. The bright and spacious lounge/diner enjoys a dual aspect, with one window overlooking the front and another offering views of the garden and features a decorative gas fireplace. There's ample space for both comfortable seating and a dining table, making it a welcoming area for relaxing or entertaining.

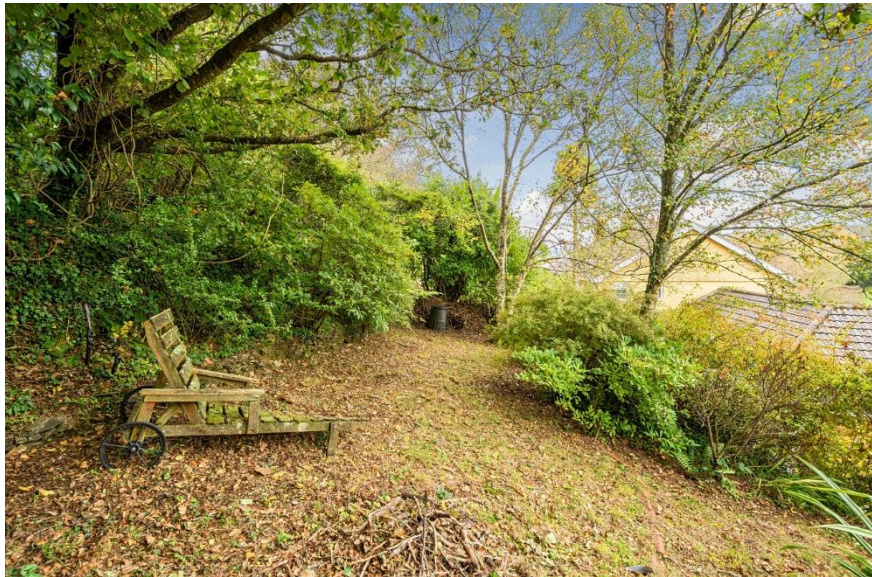
The kitchen, while in need of some modernisation, is well laid out and features white wall and base units, space for a washing machine, an electric oven with extractor over, and a sink positioned beneath a window overlooking the garden. A door from the kitchen provides access to the rear garden.

The bathroom currently comprises a separate WC and an adjoining room with a walk-in disability shower and wash basin, offering flexibility for reconfiguration if desired.

There are two double bedrooms — one positioned at the front of the property and one to the rear, with Bedroom One benefitting from a built-in wardrobe.

The real highlight of this home is the wonderful tiered rear garden. Directly outside the back door is a gravel and patio seating area, perfect for outdoor dining or summer barbecues.





There's also a hard-standing suitable for a greenhouse and a washing line. The LPG gas tanks are neatly positioned to the side of the bungalow, with gated access provided. The garden is planted with many shrubs and perennials, some unusual, including Camellias, Azaleas & Rhododendrons, Magnolias, Hydrangeas to name but a few. Wildlife thrives, particularly birds making it ideal for keen gardeners and nature lovers. The property also benefits from a separate garage for storage and allocated parking for two cars.

The property currently has a G-rated EPC, which may make it more challenging to secure mortgage lending with some lenders in its present condition. Advice received indicates that relatively modest improvements could potentially raise the rating to an E, with further upgrades offering scope to achieve a higher rating over time. For purchasers requiring mortgage finance, the vendor has confirmed they would be willing — subject to agreement and any lender requirements — to upgrade the existing boiler with the aim of improving the EPC rating to E or above to assist in securing suitable lending.

The Location:

Loddiswell is a lovely village with a real community feel. It has a village shop and post office, church and a very popular primary school. You can also find the well-known garden centre, Avon Mill, just down the hill along with popular café and farm shops, Aune Valley Farm Shop and the Chilli Farm within close proximity. The location is ideal for commuters as it is quick drive to the A38 in order to reach Exeter and Plymouth.

Further Information & Services:

Tenure: Freehold

Services: Mains electric and water, LPG gas heating and gas fireplace.

EPC Rating - G

Council Tax - Band C

Flood Risk - Very Low

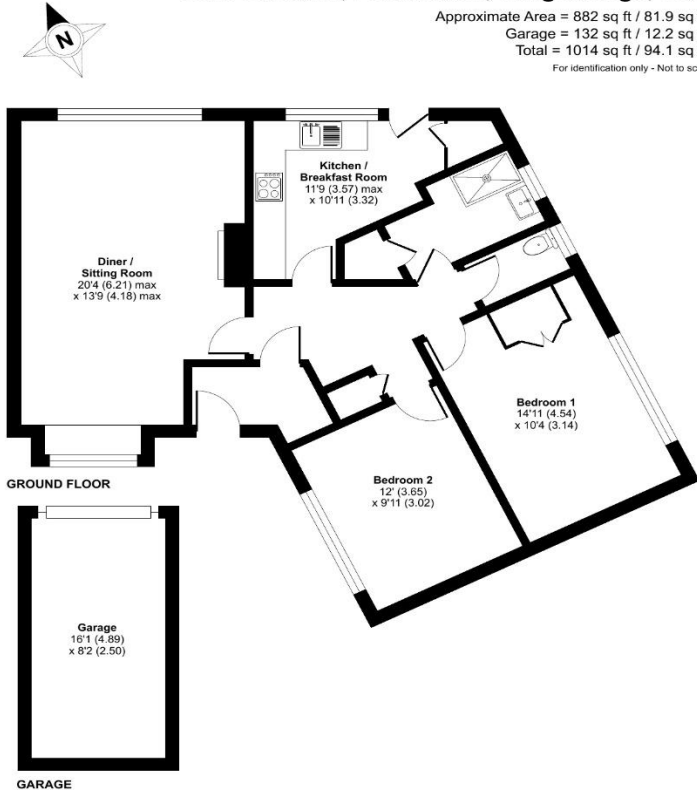
Broadband - Superfast available (Source Ofcom)

Property Construction - Standard brick construction

The car park to the front is private and shared with all Stile Orchard residents but each property has 2 allocated spaces. Any costs related to the maintenance is shared equally among all properties.

Stile Orchard, Loddiswell, Kingsbridge, TQ7

Approximate Area = 882 sq ft / 81.9 sq m
 Garage = 132 sq ft / 12.2 sq m
 Total = 1014 sq ft / 94.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

Disclaimer

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	14	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings strictly by appointment only with Kingsbridge Estate Agents.

6 The Anchor Centre, Bridge Street
 Kingbridge TQ7 1SB

Tel: 01548856685

Email:
sales@kingsbridgeestateagents.co.uk
www.kingsbridgeestateagents.co.uk