

5 Arundell Place

Loddiswell

£154,950

The Property:

The accommodation is entered via a composite front door into the fitted kitchen, which offers a range of wall and base units with ample worktop space, an inset sink and drainer, an integrated electric oven and electric hob. An inner hallway provides useful built-in storage and access to the remaining accommodation.

The sitting room is a comfortable reception space with patio doors leading into the sunroom, creating an ideal additional seating area overlooking the courtyard garden and allowing plenty of natural light to flood the living space.

Both bedrooms are well-sized doubles. The principal bedroom enjoys patio doors opening directly onto the private courtyard, while the second bedroom overlooks the front garden.

The bathroom is fitted with a white suite comprising a bath with electric shower over, wash hand basin, WC and heated towel rail.

Outside, the enclosed rear courtyard provides a private space for seating and entertaining, with a gate leading directly to the well-maintained communal gardens. To the front, the property enjoys its own enclosed pretty garden with established planting, together with a large lockable external storage cupboard providing excellent additional storage.

Further benefits include uPVC double glazing throughout and gas central heating supplied via LPG Calor gas.

The property would make an excellent first-time purchase, downsizing opportunity or investment property.

Please note: This property is subject to a Devon Covenant, meaning purchasers must have lived and/or worked in Devon continuously for the previous three years, or for at least seven of the last twenty years.













Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

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:

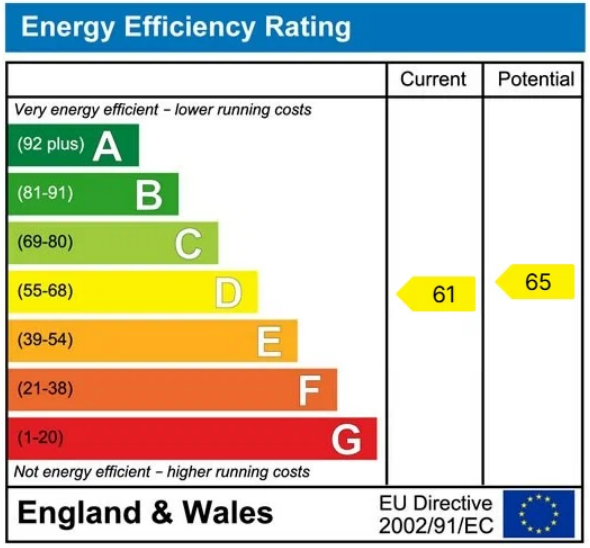
Tenure: Leasehold. 99 years remaining on the lease (125 years from 2000). Annual service charge: £860.88 (£71.74 per month), managed by LiveWest. Ground rent: £10 per annum.
Services: Mains water, sewerage and electric. LPG (Calor) central heating
EPC Rating: D
Council Tax: Band A
Construction Type: Traditional cavity brick and block.
Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary internally.
Broadband Availability: Superfast broadband available for speeds up to 74Mbps (Ofcom). Internet is not currently connected.
Flood Risk: According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.
Planning or Development Issues: None known.
Situated above/adjacent to commercial premises: No

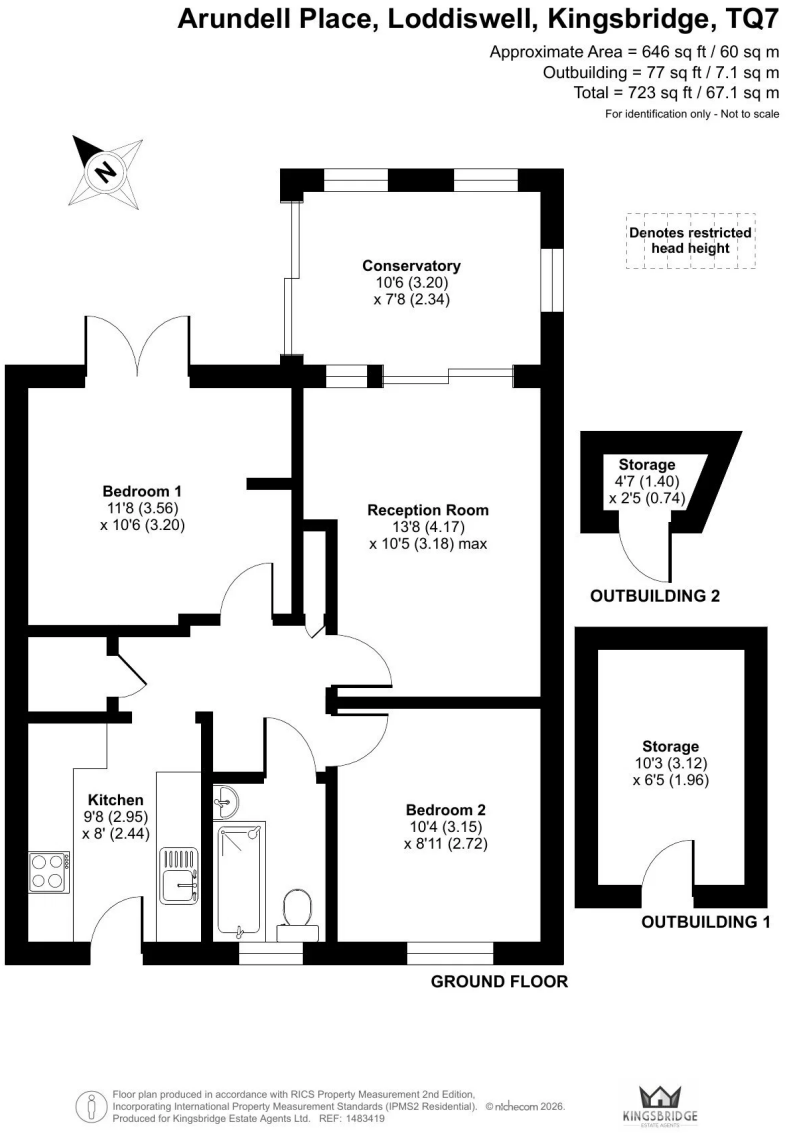
Viewings strictly by appointment only with Kingsbridge Estate Agents.

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.







Kingsbridge - Sales

Unit 6 The Anchor Centre Bridge Street Kingsbridge TQ7 1SB

01548856685

sales@kingsbridgeestateagents.co.uk

https://www.kingsbridgeestateagents.co.uk/

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