

# £274,250

# FOR SALE



## 3 Bedroom House - Loddiswell

- ❖ Three Bedrooms
- ❖ Woodburning Stove
- ❖ Enclosed Tiered Garden
- ❖ Garage and Parking for 2 Cars
- ❖ Popular Village Location
- ❖ Council Tax Band C
- ❖ Scope for Modernisation
- ❖ Perfect First Home
- ❖ Quiet Location
- ❖ EPC Rating D



## 3 Stile Orchard, Loddiswell

### Property Summary:

A three-bedroom terraced home in a peaceful village setting, featuring a sunny tiered rear garden, parking and a garage. Inside, highlights include a spacious living room with woodburning stove and a kitchen/breakfast room. Situated in the sought-after village of Loddiswell, the property offers easy access to local amenities and a wealth of countryside walks.

### About the Area:

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.

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## The Property:

This well-proportioned mid-terrace property offers comfortable family living in a sought-after village setting.

The ground floor begins with a welcoming entrance hall, ideal for coats and shoes, with stairs rising to the first floor. The light and airy reception room sits to the front of the property, featuring a window overlooking the garden and a useful understairs recess. A wood-burning stove creates a cosy focal point.

At the rear, the kitchen/breakfast room is fitted with a range of wall and base units, providing plenty of workspace and an inset sink. Integrated appliances include an oven, hob and extractor, with space and plumbing for both a dishwasher and washing machine. There's also ample room for a dining table, with windows and a door leading out to the garden.

Upstairs, the landing gives access to three bedrooms – two doubles (front and rear facing) and a single. The family bathroom is fitted with a white suite comprising a bath with shower over, low-level WC and wash basin.

The property benefits from double glazing throughout and an electric boiler with radiators.

## Outside:

The front garden is laid to lawn with a path to the front door and a covered storm porch. To the rear, the tiered garden offers a paved seating area, raised beds, a lawn and a useful access gate. A single garage is located in a nearby block to the front, with additional parking.

While the house would benefit from some external refreshing, it offers an excellent opportunity to create a home tailored to your taste – perfect for first-time buyers or those looking to take the next step on the property ladder.

## Further Information & Services:

**Tenure:** Freehold

**Services:** Mains electric and water, electric heating and woodburning stove.

**EPC Rating - D**

**Council Tax - Band C**

**Flood Risk - Very Low**

**Broadband - Superfast available (Source Ofcom)**

We are advised that the property is standard 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 among all properties.

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.*

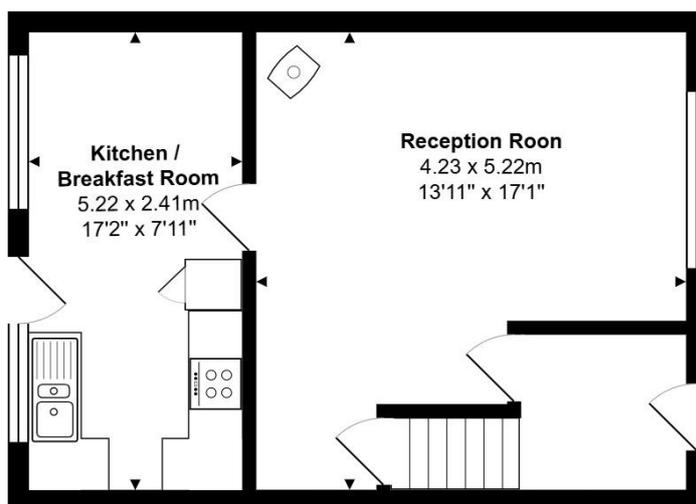
*No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.*

*All interested parties are advised to carry out their own due diligence and to seek professional advice where necessary. This includes checking title, tenure, restrictions, planning status, and the availability and condition of services and appliances.*

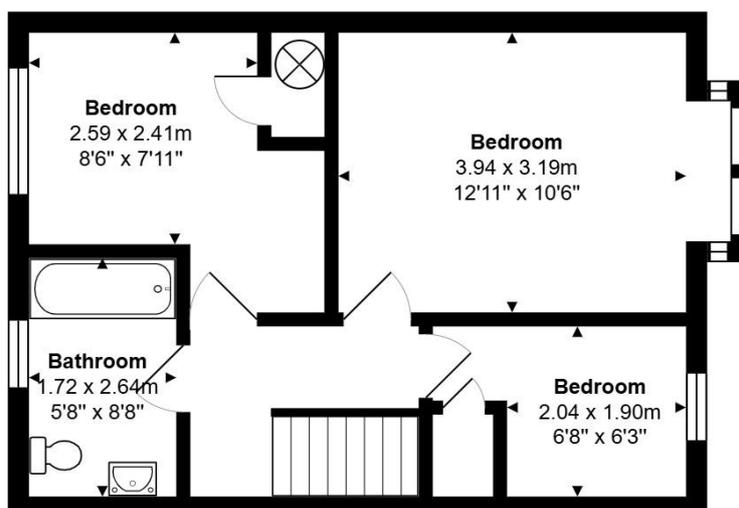
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Ground Floor



First Floor



Total Area: 79.0 m<sup>2</sup> ... 850 ft<sup>2</sup>

All measurements are approximate and for display purposes only

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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