

£625,000
Guide Price

FOR SALE



Four Bedroom Detached House



- ❖ Air Source Heat Pump
- ❖ 3 Reception Rooms
- ❖ Perfect Family Home
- ❖ Double Garage
- ❖ Additional Parking for 2 Cars
- ❖ Private and Enclosed Rear Garden
- ❖ Additional Parking for 2 Cars
- ❖ Quiet Estate in Sought After Village Location
- ❖ Stunning Countryside Views
- ❖ No Onward Chain
- ❖ EPC C



16 Harveys Walk, Loddiswell



Property Summary:

16 Harveys Walk is a beautifully presented four-bedroom detached home with stunning views across the Avon Valley. Ideally located near schools, beaches and Kingsbridge, it offers spacious living with 3 reception rooms, 4 double bedrooms, a large kitchen/diner, an enclosed private garden and the convenience of parking and a double garage. This property also benefits from no onward chain.

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 South Devon 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..

Please call to arrange a viewing **Kingsbridge Estate Agents 01548 856685**

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The Property:

16 Harveys Walk is a beautifully presented four-bedroom detached home, offering outstanding views across the picturesque Avon Valley. Perfectly suited for a family, it enjoys a prime location close to beaches, schools and Kingsbridge.

Enter the property into the welcoming and bright hallway with carpeted stairs leading to the first floor and doors to the two reception rooms. There is handy under stairs storage for coats and shoes keeping the entrance clear of clutter.

To the left is a study, offering a cosy and practical space with a front-facing window. The views over the valley provide a spectacular backdrop, making homeworking a pleasure—perfect for enjoying the scenery even during conference calls.

The Living Room is a spacious and inviting room with French doors that open onto the garden, creating a seamless indoor-outdoor flow. There is a second reception room to the front of the property, currently used as a dining room which would also make a nice snug or children's playroom.

Next to the lounge is a bright and airy kitchen/diner which benefits from further double French doors to the garden, perfect for entertaining. The glass ceiling panels above fills the space with natural light. The kitchen features a range of newly fitted wall and floor-mounted units as well as a large extended peninsular with an integrated hob with extractor over. There is space for a fridge freezer and an integrated dishwasher as well as a double Belfast sink. The large peninsula has space for stools to provide additional space to enjoy family meals along with additional storage.

Just through the kitchen is a practical and well-equipped utility room with additional units, worktop, and a large Belfast sink, with a door providing external access to the side of the property. There is space and plumbing for a washing machine and dryer.

Also downstairs is a cloakroom with a modern suite comprising a WC and hand basin.

The first floor provides four generously sized bedrooms and a family bathroom:

Primary Bedroom: A bright, spacious room with a front-facing window offering stunning views of the Avon Valley. Complete with a contemporary white en-suite, featuring a walk-in shower, WC, and basin.

Bedroom 2: Another well-proportioned room with built-in wardrobes with sliding doors and a modern white en-suite, including a walk-in shower, WC, and basin and additional views across the valley.

Bedroom 3: A comfortable double bedroom, carpeted, with a window to the rear elevation.

Bedroom 4: A charming room with built-in wardrobes and a rear-facing window.

The Family Bathroom has a clean and modern suite featuring a bath with an overhead shower, WC, and basin.

Outside:

The property enjoys open space to the front, perfectly positioned to take in the breathtaking Avon Valley views.

To the rear, a fully enclosed garden offers a private retreat, primarily laid to lawn with established flower beds and a paved area for outdoor dining or relaxation.

The detached double garage, located at the rear, includes power and electric roller doors and is complemented by a driveway with parking for two cars.

This home combines modern comfort, practical design, and a family-friendly setting, making it an exceptional choice for anyone seeking countryside living, close to the beaches, with everyday convenience.

Notice

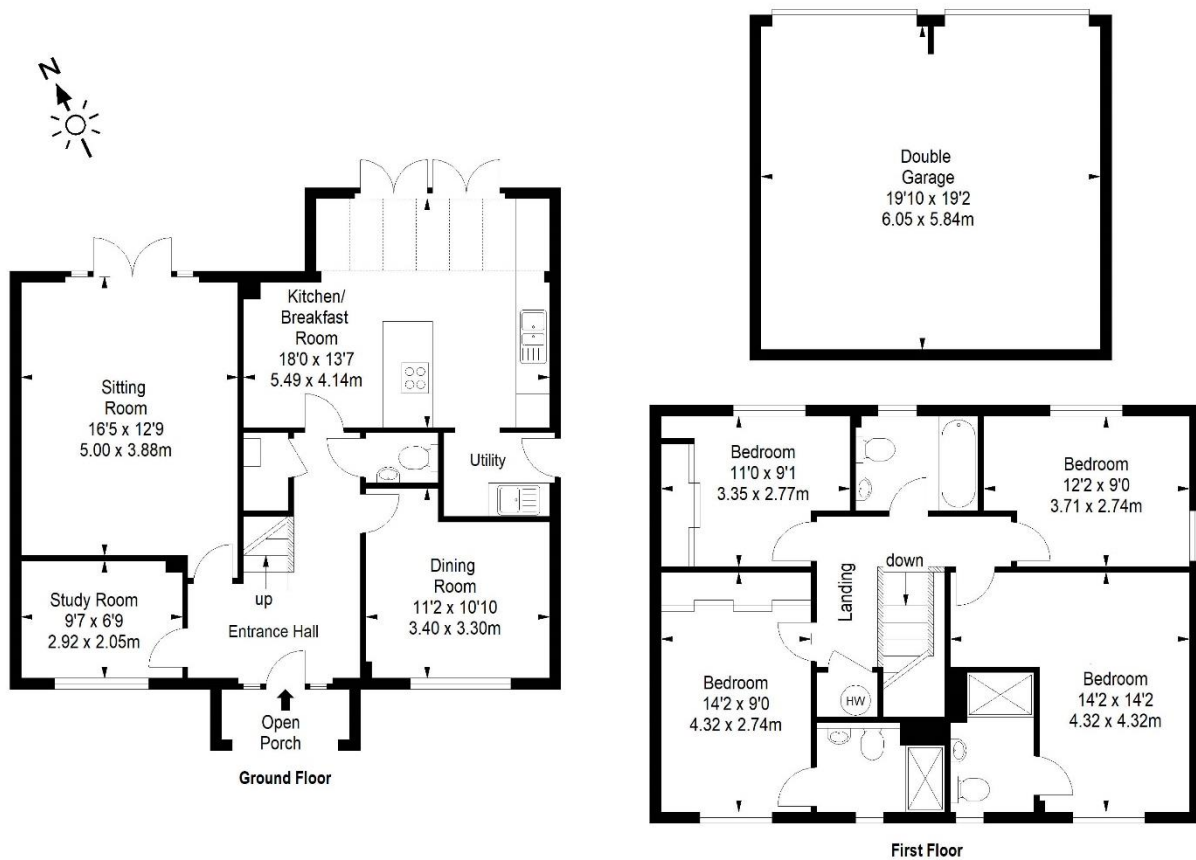
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

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COUNCIL: South Hams District Council. Band F
SERVICES: Mains electric, mains water, air-source heat pump heating

TENURE: Freehold
EPC RATING: TBC – Current B



Approximate Gross Internal Area = 142 sqm / 1528 sq ft
 (Excluding Double Garage)

NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.