

£450,000

FOR SALE



4 Bed Semi-Detached House - Loddiswell

- ❖ 4-bedroom semi-detached house
- ❖ Beautifully presented
- ❖ Open plan living space
- ❖ 4 Modern bathrooms
- ❖ Modern kitchen
- ❖ Stunning Countryside views
- ❖ Private parking
- ❖ Popular Village location
- ❖ Front and Rear Enclosed and Sunny Garden



Ashwood Park, Loddiswell



Property Summary:

A beautifully presented 4 bedroom semi-detached house in the popular village of Loddiswell. This extended property boasts stunning countryside views and sunny enclosed gardens. The perfect family home, viewing of this property is highly recommended.

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.

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

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The Property:

Discover this spacious and welcoming family home that blends style, comfort, and breathtaking views. With thoughtful layout across multiple floors, this property offers a perfect blend of practicality and luxury.

Ground Floor

Step into a light-filled hallway with ample storage for coats and shoes, leading up to the main living spaces and through to the heart of the home.

The well-appointed kitchen features cream base and wall units, paired with sleek black countertops which offers ample storage. An island centrepiece includes a sink, space for a dishwasher, a wine rack, and additional storage. Equipped with two integrated double ovens and an electric hob with an extractor, this kitchen is both stylish and functional. A large larder cupboard provides even more storage, and there's plenty of space for a fridge and freezer.

An open-plan extension houses a spacious dining area that boasts views over the rear garden and the picturesque countryside beyond. Double doors lead to the garden, while a large window floods the room with natural light, enhancing the stunning views.

Adjacent, the living area is both cosy and spacious, with a window overlooking the front garden.

The downstairs area also benefits from a large utility room featuring a sink and plenty of storage, and has space and plumbing for a washing machine and a large chest freezer. There's a cupboard housing the oil boiler, and through here is a convenient downstairs WC and walk-in shower room with a basin, window, and extra storage.

First Floor

A spacious landing area offers an ideal workspace for remote working, complete with a large window and views. There is also an airing cupboard and additional storage cupboard for added convenience.

There is a good-sized double bedroom to the front of the property which overlooks the front garden and a cosy single bedroom to the side of the property, ideal for a child's room or guest space.

The main bedroom to the rear of the property is a large double room and offers stunning countryside views and an en-suite with a shower, WC, and basin.

The Family Bathroom is beautifully designed with a large walk-in shower, WC, basin, and storage, featuring an electric shower and a window for natural light.

Second Floor

A converted loft space serves as an additional double bedroom with an en-suite WC, storage in the eaves, and deluxe windows showcasing expansive views.

Outdoor Spaces

At the back of the property, enjoy an enclosed decked area ideal for outdoor dining, with a combination of lawn and shingle landscaping. Additional land has been acquired, planted with shrubs for added privacy and greenery.

The front offers a spacious, enclosed decked garden with raised borders, perfect for al fresco dining and relaxation. A workshop equipped with electricity offers flexible use for storage or as a workshop space.

There is dedicated parking space below the house for convenience as well as plenty of on-road parking above.

This property combines modern comfort, abundant storage, and scenic views for the perfect blend of convenience and luxury. Whether you're looking for cosy family living or space to entertain, this home has it all.

Further Information & Services

Tenure: Freehold

Services: Mains water, main electricity, oil fired central heating.

EPC Rating: E

Council Tax: Band D

Broadband Speeds: Superfast broadband available with speeds up to 76Mbps (Openreach)

The property is made of standard construction.

Ashwood Park, Loddiswell, Kingsbridge, TQ7

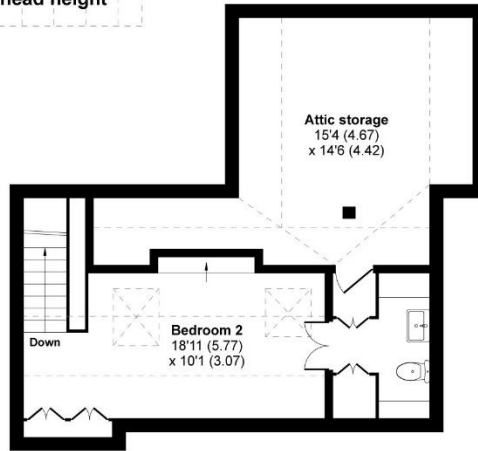


Approximate Area = 1613 sq ft / 149.8 sq m
 Limited Use Area(s) = 383 sq ft / 35.5 sq m
 Outbuilding = 64 sq ft / 5.9 sq m
 Total = 2060 sq ft / 191.2 sq m

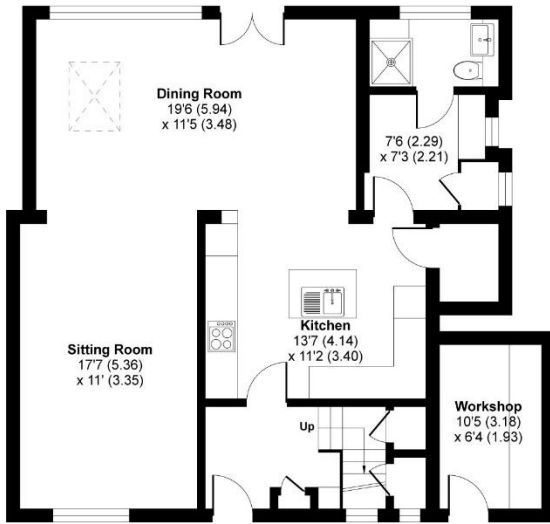
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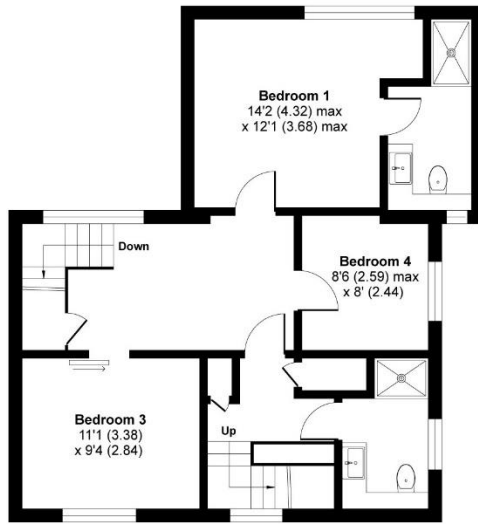
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Kingsbridge Estate Agents Ltd. REF: 1213794



	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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