

£320,000

Guide Price

FOR SALE



3 Bed Semi-Detached House - Loddiswell

- ❖ 3 bedroom semi-detached house
- ❖ Beautifully presented
- ❖ Enclosed Garden
- ❖ Driveway Parking
- ❖ Modern kitchen
- ❖ Popular Village Location
- ❖ Utility Area
- ❖ Perfect Family Home
- ❖ Oil-fired central heating
- ❖ EPC Rating D



51 Elmwood Park, Loddiswell



Property Summary:

A well-presented 3 bedroom property in a popular area of Loddiswell that benefits from 3 bedrooms, parking for 2 cars and a private, enclosed garden. A must see property, this is the perfect family home.

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**

www.kingsbridgeestateagents.co.uk

The Property:

51 Elmwood Road is a wonderful family home that is very well-presented throughout. The current owners have cleverly and thoughtfully converted the garage into a large kitchen/diner which really makes this the heart of the home. The property comprises;

Downstairs:

Enter the property through a Composite door into a small hallway with a large storage cupboard, ideal for hiding away coats and shoes. You then walk straight into the kitchen/diner which is a beautiful, bright and spacious room that has been finished to a high standard. With Karndean flooring throughout the downstairs of the property, this is a house ready for children and pets!

The kitchen has plenty of wall and floor grey units with a wooden worksurface above and blue tile splashback adding a touch of colour. There is an integrated oven and pizza oven as well as electric hob with extractor over and an integrated dishwasher. There is room for a large fridge freezer and also space for a kitchen table and chairs.

Next door to the kitchen is a utility area with room for washing machine and dryer and a handy downstairs WC with basin.

From the kitchen and through an archway leads you to the lounge which benefits from wood effect Karndean flooring and has built in storage under the inset TV wall. Double patio doors and double windows make this a lovely warm and bright room and the doors lead onto the garden making watching the children in the garden easy.

Upstairs:

Up the stairs is a big landing with loft access and a large storage airing cupboard.

Bedroom 1 is a good-sized double room that comes complete with a huge walk in wardrobe that has automatic lighting when the door opens and is a fantastic and useful addition to the bedroom.

Bedroom 2 is another large double bedroom to the rear of the property overlooking the gardens and trees beyond.

Bedroom 3 is a good-sized single room also to the rear with garden views.

The family bathroom is modern and clean with white suite consisting of bath with electric shower over, WC and basin.

There is an obscured glass window in here to bring in natural light whilst maintaining privacy.

Outside:

The front of the property benefits from a driveway with space for 2 cars and lawn bordering the drive. There is space for a large shed here also and side access to the rear garden.

The rear garden is fully enclosed and with only trees behind you, it is peaceful and private. The garden has a patio area for entertaining and the rest is laid to lawn with a small pond elevated so as not to worry about little ones or pets falling in.

Services & Further Information:

Tenure: Freehold

Services: Mains electric, mains water, oil fired central heating

EPC Rating: D

Council Tax: Band C

Broadband Speeds: Superfast broadband available with speeds up to 80Mbps (Ofcom)

This property is made of standard construction.

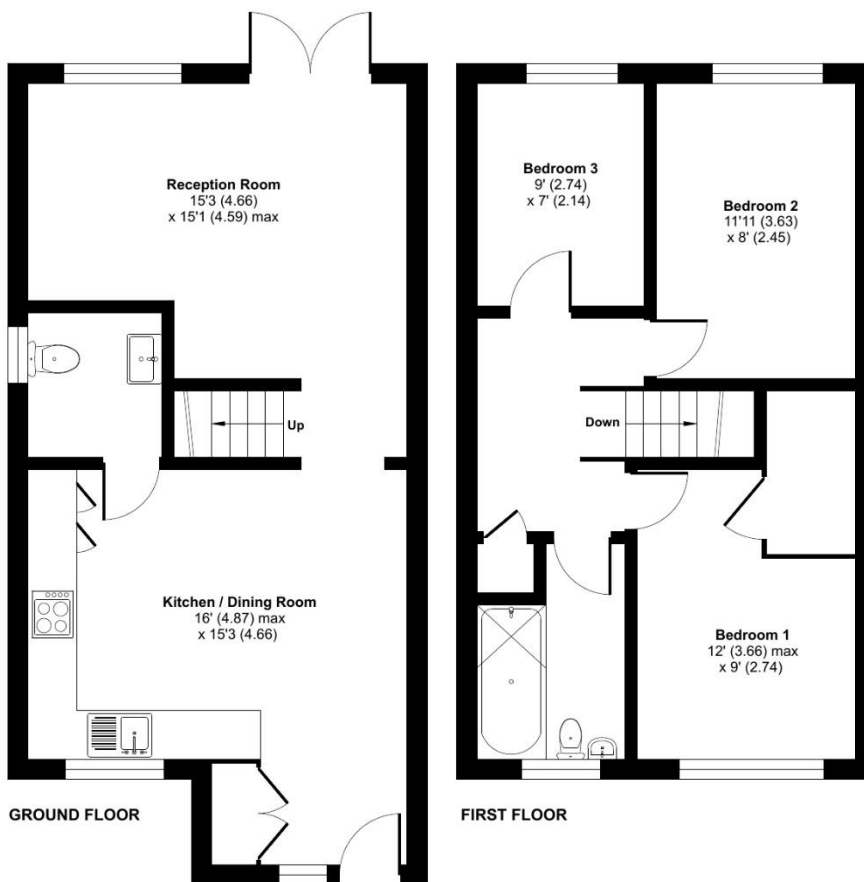
Please call to arrange a viewing **Kingsbridge Estate Agents 01548 856685**

www.kingsbridgeestateagents.co.uk

Elmwood Park, Loddiswell, Kingsbridge, TQ7

Approximate Area = 868 sq ft / 80.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Kingsbridge Estate Agents Ltd. REF: 1155067



	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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

www.kingsbridgeestateagents.co.uk