



**Town Park, Loddiswell**  
Kingsbridge

**£375,000**

## The Property:

The entrance hall provides a welcoming introduction to the property, with recently fitted flooring that flows throughout much of the accommodation, useful storage and access to the principal rooms.

The sitting room is a bright and inviting space, centred around a wood-burning stove and enjoying a large picture window framing the stunning outlook across the Avon Valley. It is a room perfectly suited to both relaxing and entertaining throughout the seasons.

A particular feature of the property is the spacious dual-aspect kitchen/breakfast room. Fitted with a range of wall and base units with wooden work surfaces, integrated oven, hob and extractor, the room also offers ample space for a dining table, creating a sociable environment from which to enjoy the surrounding views. A useful utility area provides additional storage and practicality, whilst doors lead directly to both the front and rear of the property.

To the front of the bungalow is a double bedroom and a generous single bedroom, currently utilised as a home office. The principal bedroom enjoys a peaceful position to the rear of the property, taking full advantage of the far-reaching countryside views. The family bathroom is fitted with a contemporary white suite comprising a bath with shower over, wash hand basin with vanity storage and WC.

Outside, the property continues to impress. To the front is an enclosed garden together with off-road parking and an Ohme Home Pro EV charging point. The rear garden is of a generous size, comprising lawned areas and a raised patio, perfectly positioned for outdoor dining whilst taking in the beautiful countryside backdrop.

Offering a rare combination of village convenience, stunning views and single-storey living, Avon View presents an excellent opportunity for those seeking a peaceful South Hams home in a highly desirable location.





### The Location:

Loddiswell is a lovely village with a real community feel. It has a village shop and post office, church, pub that serves food 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. It is also local to many beautiful beaches and the thriving towns of Kingsbridge and Modbury. Loddiswell offers spectacular countryside views and unspoilt river walks along the River Avon.

### Services & Further Information:

**Tenure:** Freehold

**Services:** Mains water, sewerage and electric. Electric heating throughout.

**EPC Rating:** E

**Council Tax:** Band D

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

**Flood Risk:** According to the Environment Agency, the property is in low risk flood zone. Buyers are advised to conduct their own due diligence.

**Planning or Development Issues:** None known.

**Restrictive Covenants / Rights of Way:** None known.

### Additional Notes:

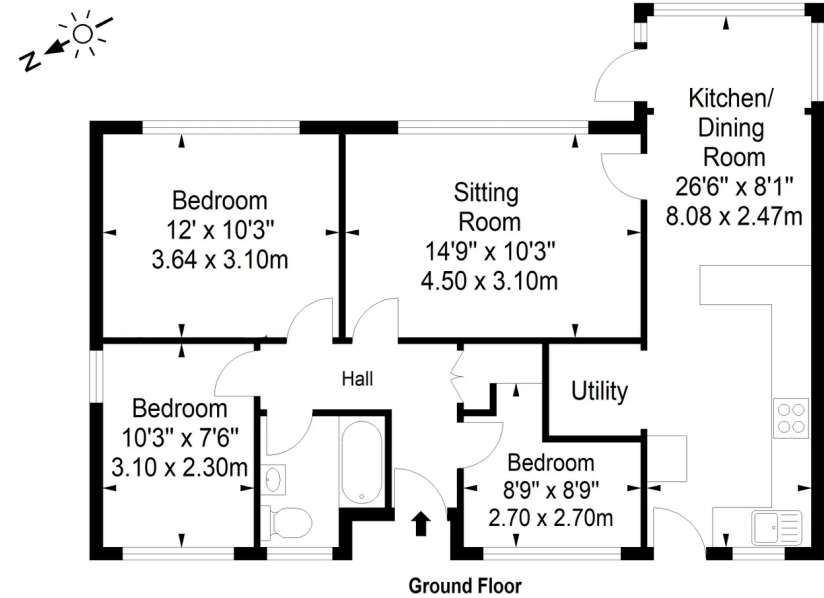
Buyers are encouraged to review this information alongside a full survey and legal advice. Full due diligence should be undertaken before entering into a contractual commitment.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Approximate Gross Internal Area = 71.81 sqm / 773 sq ft  
 NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.

## Kingsbridge - Sales

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### 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.*