



STAGS

12 Beechwood Park, Loddiswell,
Kingsbridge, Devon, TQ7 4BY

One of two, individually designed properties built circa
2014 on a new development on the fringe of the village

Kingsbridge 3 miles A38 (Wrangaton) 7 miles

• Individual design • Ideal family home • Large open plan lounge /
diner • Off road parking • Garage • Large sunny rear garden •

Guide price £275,000

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SITUATION

Loddiswell is a pretty village situated on the West side of the River Avon, located approx. 3 miles from Kingsbridge and approx. 7 miles to the beautiful beaches of Bigbury and Bantham. A popular destination for both visitors to the region and locals alike, Loddiswell appeals due to the nature of the village facilities: popular primary school with brand new facilities, one shop, two churches and post-office as well as a local pub and traditional village green. It is also easily accessible to the A38 and Dartmoor.

DESCRIPTION

Situated on a popular well laid out development, this attractive, modern 3 bedroom, 2 bathroom family home has been tastefully decorated to compliment it's bright and airy countryside setting. The property is modern throughout with a generous lawned rear garden and pretty courtyard as well as an adjoining garage and hard standing to the front suitable for one vehicle.

ACCOMMODATION

An attractive open porch leads into the entrance hall with stairs to the first floor and doors leading to the kitchen, living room and cloakroom. The living room is a bright and airy dual aspect space overlooking a well maintained green to the front and a mature lawn to the rear via french doors. The kitchen is fitted with a range of floor

and wall mounted units, four ring induction hob, oven with extractor unit and stainless steel sink unit. The first floor accommodation has a generous master bedroom with two windows overlooking the green and doors to the contemporary tiled en-suite. The second and third bedrooms, both of good size, have windows overlooking the rear garden. The family bathroom, with contemporary suite, is beautifully tiled with a good size bath with electric shower over, wall mounted wash hand basin with mixer tap above, low level WC, shaver point, recessed ceiling lights, ladder style heated towel rail and obscured window.

OUTSIDE

Garage and additional hard standing to the front. Small pretty courtyard which leads to the large rear garden with a sunny aspect, mostly laid to lawn.

SERVICES

Mains water, drainage and electricity. The energy efficient air source central heating is backed up by an electric boiler.

TENURE

Freehold.



LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-customer.service@southhams.gov.uk

DIRECTIONS

From our Dartmouth office proceed towards Kingsbridge on the A3122 and the A381. Then take the right hand turn sign posted Loddiswell. Continue straight down the hill and over the bridge. At the top of the hill continue along Fore Street, past the village shop and pub. Beechwood Park is the last turning on the right, opposite the playing field.

AGENTS NOTES

This property is owned by a Stags employee.



Approximate Gross Internal Area = 100.7 sq m / 1083 sq ft
 Garage = 17.5 sq m / 188 sq ft
 Total = 118.2 sq m / 1271 sq ft

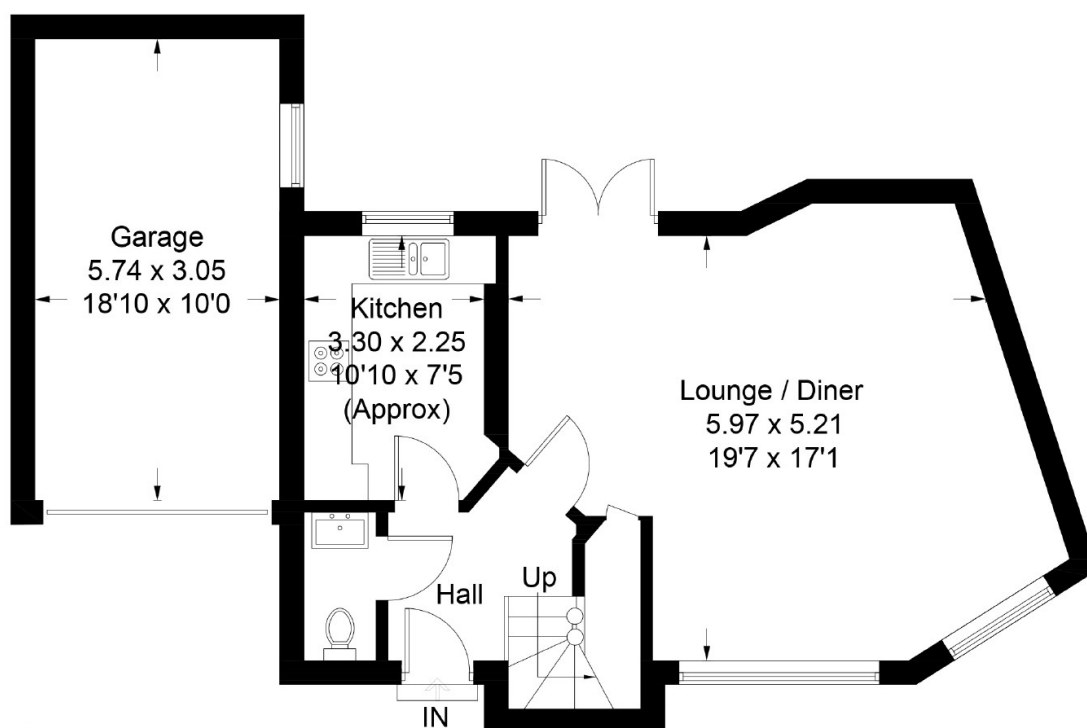
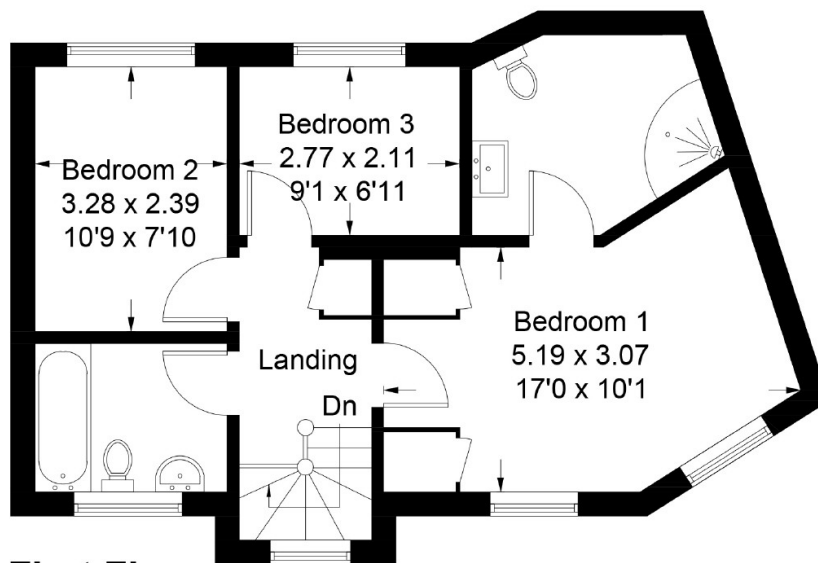


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