



Anileen

Loddiswell, TQ7

Guide Price £325,000



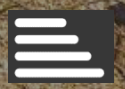
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## Anileen

Village Cross Road, Loddiswell, TQ7 4RQ

### Summary:

Detached 3 bedroom bungalow in a village location with generous parking and gardens, enjoying open rural views and offered with no onward chain. A property with clear scope for updating, ideal for buyers looking to add value and make it their own.

### The Property:

A spacious detached home set in a lovely quiet position, enjoying far-reaching rural views, generous gardens and ample driveway parking. Offered with no onward chain, the property provides excellent potential for improvement and modernisation.

The property is entered via an inner porch — ideal for removing boots and coats after countryside walks — which leads into a central hallway with hard flooring and a useful storage cupboard housing the boiler.

To the right is a small bedroom overlooking the driveway and front garden, complete with built-in storage and a wash basin. The room is dated and would benefit from new flooring. Further along is a spacious double bedroom with built-in wardrobe and wash basin.

The bathroom is in good condition and fitted with a bath with electric shower over, wash basin, WC, heated towel rail and tiled walls.

The lounge is a generous size with French doors opening onto the rear garden and a fireplace which could accommodate a woodburning stove (subject to any necessary approvals). A sliding door connects to the kitchen, while a further door leads to an additional long, narrow bedroom which enjoys lovely views but shows signs of damp and will require remedial works.

The kitchen is a good size and overlooks the garden and surrounding countryside, although it is dated and would benefit from modernisation.





From here, an inner hallway leads to a sun room — of single-skin construction and requiring insulation — which also enjoys garden access. There is also a small separate WC.

The former garage has been converted into an additional room with French doors to the driveway and can be converted back to a garage by changing the doors. There is a further lean-to providing useful utility space attached to the garage.

Externally, the enclosed rear garden features a patio area, lawn, established shrubs, a mature tree and a storage shed. To the front, there is a lawned area and a gated driveway providing parking for multiple vehicles.

The property is served by LPG gas and offers an excellent opportunity for buyers seeking a project in a desirable village setting.

#### **The Location:**

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.

#### **Services & Further Information:**

**Tenure:** Freehold

**Services:** Mains electric, mains water and mains sewerage. LPG Gas Central heating.

**EPC Rating:** E

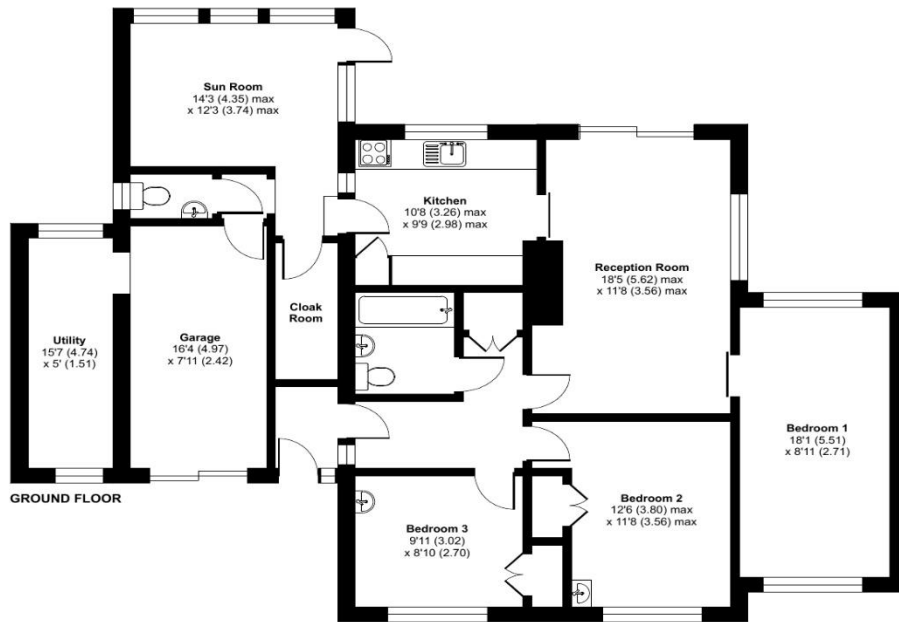
**Council Tax:** Band D

**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.



**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.*

*No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.*

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>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(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	

Viewings strictly by appointment only with Kingsbridge Estate Agents.

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