



27 Beechwood Park • Loddiswell



Nestled in the heart of a desirable neighborhood, is 27 Beechwood Park. As you enter the property, you are welcomed by a spacious and light-filled living room, adorned with ample natural light streaming in through the windows. The living room offers a comfortable space for relaxation and entertainment, setting the tone for the rest of the home.

The living room effortlessly flows into the contemporary kitchen diner. The kitchen boasts a sleek and stylish design, featuring white wall and floor cabinets that offer plenty of storage space. The striking black worktop enhances the overall aesthetic appeal and is complemented by high-end built-in appliances, ensuring both efficiency and sophistication. A thoughtful addition to the kitchen is the designated area for white goods, accommodating essentials such as a washing machine, along with extra cupboards that serve as a utility space. Convenience is further elevated with a convenient downstairs W/C located within the kitchen area.

The kitchen also provides easy access to the back garden through french doors. The outdoor space is laid to lawn and offers a perfect setting for outdoor gatherings, relaxation, and play.





## A 3 bedroom property with garage, garden and parking in a village location.

A gate in the garden leads to the garage. Notably, the property includes a designated parking space in front of the garage, enhancing practicality and eliminating parking concerns.

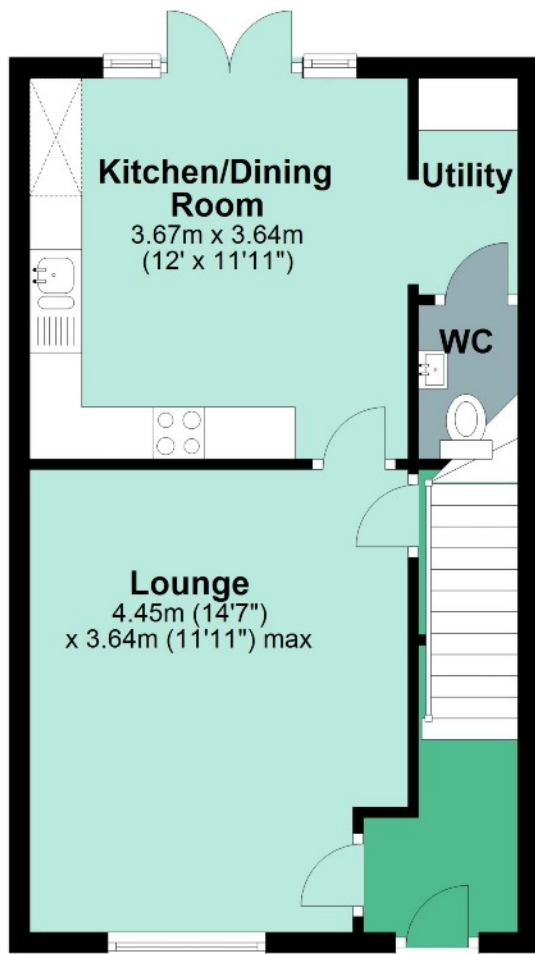
Ascending the stairs to the first floor, you'll discover the bedrooms and family bathroom. The master bedroom is a sanctuary of comfort, complete with a shower room ensuite. Two additional bedrooms on this floor are generously sized doubles, each offering a peaceful ambiance and ample space.

Location-wise, 27 Beechwood Park benefits from an enviable position within the community. Loddiswell is a popular village with a thriving community located within easy reach of the A38 and just over 3 miles from the market town of Kingsbridge. The village has its own general store, primary school and church. Loddiswell is surrounded by unspoilt rolling countryside with interesting river walks and is within easy reach of the beautiful coastline, beaches and estuaries of the South Hams. Within a mile of the property is the popular Avon Mill Garden Centre with deli and cafe and the Aune Valley Farm Shop. The market town of Totnes is approx. 13 miles away and offers the main line rail link providing a direct link to London Paddington in approx. 3 hours.



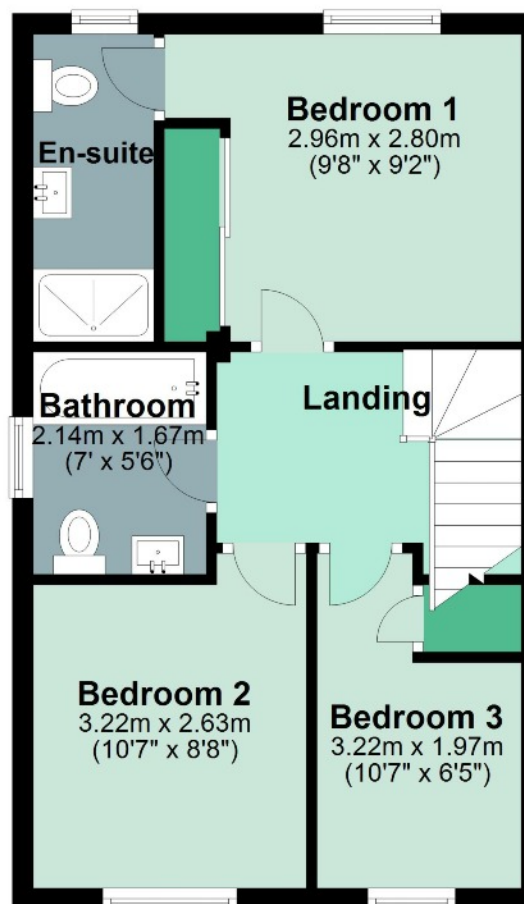
### Ground Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



### First Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



Total area: approx. 77.2 sq. metres (831.0 sq. feet)

**Tenure:** Freehold

**Council Tax Band:** D

**Local Authority:** South Hams District Council

**Services:** Mains electricity, water and drainage.

**Directions:** From Kingsbridge continue in a northerly direction to the village of Loddiswell, proceed through the village, passing the Loddiswell Inn on the right hand side. Follow on through the village and Beechwood Park can be found on the right hand side after the narrow section of road. Proceed along Beechwood Park and the property will be on your right.

**Viewings:** Very strictly by appointment only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		98
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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