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17 ELMWOOD PARK

LODDISWELL



TQ7 4SA



17 ELMWOOD PARK

GROUND FLOOR

Entrance Hallway | Lounge | Open-Plan Kitchen/Dining Room

FIRST FLOOR

Family Bathroom | Two Bedrooms

EXTERNAL

Driveway | Garage | Front & Rear Garden



“A lovely 2 bedroom property with garage and parking”...

Nestled in the heart of a vibrant village renowned for its strong sense of community, 17 Elmwood Park is a delightful terraced home that exudes warmth and character. Step inside to find an inviting entrance hallway that seamlessly guides you into a cosy living room, perfect for relaxing evenings. The thoughtful design includes a large under-stair storage area, offering convenient access to the bright and spacious kitchen/diner. Here, you will find a range cooker, plenty of storage and worktop space along with the adjoining rear porch opens up to the garden.

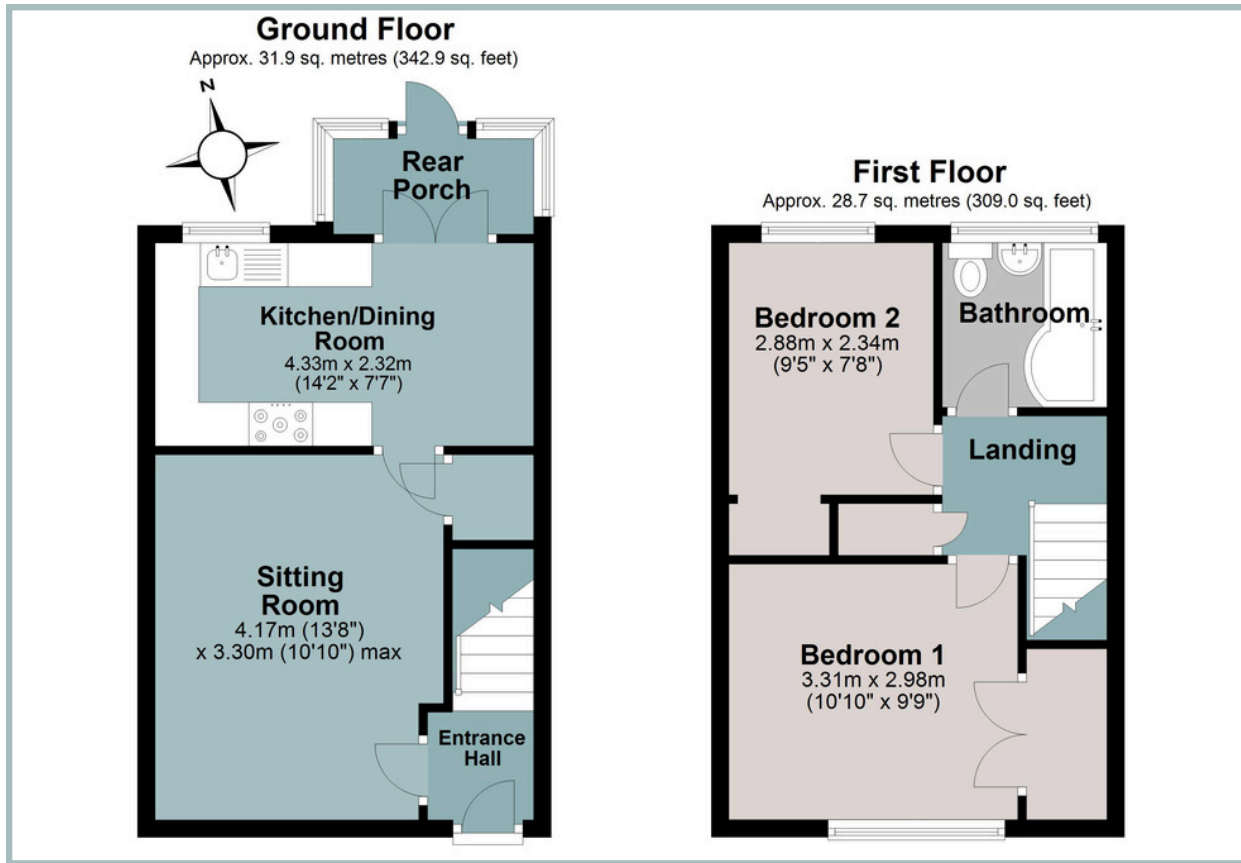
- Driveway parking for two
- Light and spacious kitchen/dining room
- Garage
- Perfect for first time buyers or investment opportunity

Upstairs, the home continues with two generous double bedrooms, each featuring built-in storage for your convenience. A family bathroom, complemented by a large airing cupboard and loft access. The front and rear gardens are well-maintained and offer a picturesque setting for both relaxation and entertainment. The rear garden is particularly inviting, for gatherings with family and friends. A gate from the garden leads to a path to access the single garage and a driveway with parking for two. There is plenty of additional parking around the estate.

This property is an excellent choice for first-time buyers, those looking to relocate, or as a savvy long-term rental investment. Experience the perfect blend of community living and personal comfort at 17 Elmwood Park—where your next chapter begins.



TOTAL APPROXIMATE AREA: 60.6 SQ METRES 651.9 SQ FT



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Tenure: Freehold

Council Tax Band: C

Local Authority: South Hams District Council

Services: Main electricity, water and drainage. LPG bottled gas for central heating & range cooker.

EPC: Current E (47) Potential C (69)

Viewings: Very strictly by appointment only

Location: 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, pub, 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.

Directions: From the village centre, continue along Fore Street passing the SPAR store on your left and the Loddiswell Inn on your right. Take the second left into Elmwood Park and follow the road around to the left, the property will be on your left.

Salcombe 9.3 miles - Totnes 13.7 miles (Railway link to London Paddington) - Dartmouth 15.5 miles - A38 10 miles