



5, Chestnut Way,
Loddiswell

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Loddiswell, Kingsbridge, TQ7 4BT

Kingsbridge 3 miles A38 (Wrangaton) 7 miles

- Immaculately presented throughout
- 15' sitting room
- Superbly-fitted kitchen/dining room
- Family room
- Study
- En-suite master bedroom and guests room
- Two family bedrooms
- Detached double garage

Guide price £495,000

SITUATION AND DESCRIPTION

Loddiswell is a pretty village with a variety of amenities including a primary school, village inn, stores and separate Post office. The market town of Kingsbridge is only 3 miles away and is a hub for South Hams tourism. Sitting at the northerly end of the Salcombe estuary, Kingsbridge offers an excellent range of shops and local facilities which include a health centre/cottage hospital, an outstanding secondary school and a sports centre. Salcombe, Devon's southernmost town, is 9 miles by road and has an excellent range of fine shops, restaurants and inns etc.. The town is a mecca for yachting and water sports and also offers lovely sandy beaches and spectacular cliff top walking. Within easy reach of Loddiswell are the beaches at Bantham and Thurlestone whilst the A38 and Dartmoor National Park can be accessed just 7 miles to the north at Wrangaton. The property was built in 2015 by Bloor Homes and still benefits from the remainder of its 10 year NHBC warranty. It is of traditional construction, finished in the vernacular local style with rendered and whitened external elevations, being part slate-hung to the front, beneath a matching slate roof. Since construction, a useful porch has been added off the utility room and the property also has attractive oak doors throughout. It is offered for sale with IMMEDIATE VACANT POSSESSION and the accommodation comprises:-

GROUND FLOOR

Access to the property is via an open entrance porch which leads to the: SPACIOUS ENTRANCE HALL with Karndeian French Oak flooring, which extends throughout the whole of the ground floor (bar the sitting room).

Carpeted staircase to first floor.

CLOAKROOM: with two piece suite in white.

Both the STUDY and FAMILY ROOMS have windows to the front.



A spacious and immaculately presented detached house with family-sized accommodation on the fringes of the village.





The SITTING ROOM has a fitted carpet and double opening French doors to the rear garden.

The KITCHEN/DINING ROOM is a light and airy, open-plan room which is well-fitted with an extensive range of cream-painted units and includes a Carron Phoenix sink with adjoining wood block work surfaces having matching upstands and soft close cupboards and drawers under. Range of eye-level storage cupboards. Integrated Hotpoint appliances which include electric double oven, hob with extractor hood/light over, fridge and freezer. Large understairs storage cupboard with shelving.

UTILITY ROOM: with stainless steel sink set in a matching wood block surround with storage cupboards under and wall cupboards above. Part glazed door to REAR PORCH:

FIRST FLOOR

LANDING with access to roof space. Cupboard housing Daikin hot water cylinder and main control unit. Fitted carpet, which extends across to all rooms.

The MASTER BEDROOM is a spacious, well-presented double bedroom with window to front and two doors to the hidden walk in double access large DRESSING AREA which is well fitted with a range of wardrobes having mirror fronted sliding doors. Part-tiled EN-SUITE SHOWER ROOM with double sized shower cubicle with Aqualisa thermostatically controlled unit, hand wash basin and WC. Ladder-style heated towel rail/radiator.

The GUESTS BEDROOM is a generous double room with rural views to the rear. Built-in wardrobes with mirror glazed sliding doors. The EN-SUITE SHOWER ROOM has a shower cubicle with Aqualisa thermostatically controlled unit, hand wash basin and WC. Ladder-style heated towel rail/radiator.

The TWO FAMILY BEDROOMS are both of a good size whilst the: FAMILY BATHROOM with a suite in white comprising panelled bath with mixer tap fitting and hand held shower attachment, wash basin and WC. Ladder-style heated towel rail/radiator.

OUTSIDE

To the front and one side of the house are enclosed, mainly lawned gardens. On the other side, a brick-paved driveway affords parking space for 3 / 4 cars and access to the:

DETACHED DOUBLE GARAGE with two remote controlled up and over type doors and power and light connected. A private gate provides access to the rear garden from the garages.

The rear garden is laid mainly to lawn but with several flower beds and borders and a generous paved terrace. To the rear of the garage is a STORE SHED whilst to the side is gravelled area.

SERVICES

Mains electricity, water and sewage. Air source heat pump.

VIEWING

At the request of the vendors, strictly by appointment please through the sole agents Stags Kingsbridge office (01548) 853131.

DIRECTIONS

Exit Loddiswell on the A3196 North towards the A38/Wrangaton. The entrance to Beechwood Park is on the very edge of the village on the right and Chestnut Way will be found towards the end of this development.

Approximate Gross Internal Area
168.1 sq m / 1809 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2018 (ID 424694)

These particulars are a guide only and should not be relied upon for any purpose.



Stags
1 The Promenade, Kingsbridge, Devon, TQ7 1JD
Tel: 01548 853131
kingsbridge@stags.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	91	85	92

Energy Efficiency Rating: A scale from A (most energy efficient) to G (not energy efficient). Current: 83, Potential: 91.

Environmental Impact (CO₂) Rating: A scale from A (most environmentally friendly) to G (not environmentally friendly). Current: 85, Potential: 92.

England & Wales EU Directive 2002/91/EC