

£360,000

FOR SALE

## 3 BEDROOM HOUSE – LODDISWELL

- ❖ Spacious three bedroom link detached house
- ❖ Village Location
- ❖ Two Reception Rooms
- ❖ Integral garage with parking
- ❖ Two Bathrooms
- ❖ Good size kitchen
- ❖ Wood burning stove



## 3 Oakwood Park, Loddiswell, TQ7 4SE



### Property Summary:

A spacious family home in a village location. Three double bedrooms, two bathrooms, two reception rooms, garage and driveway, beautiful views of the Avon Valley.

### About the Area:

Loddiswell is a lovely village with a real community feel. It has a village shop and post office, church, pub that serves food 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 ACCOMMODATION COMPRISES:**

### **Covered Porch with wooden front door leading to:**

#### **Entrance Hall:**

Laminate wood flooring, electric heater, large under stairs cupboard, stairs to first floor

#### **Reception Room:**

Large room with UPVC window to front and French doors to garden. Two heaters, and wood burning stove

#### **Wet Room:**

WC, basin and shower area

#### **Kitchen:**

A range of wall and floor units with plenty of work surface area with Farmhouse sink. Integrated oven/hob and extractor, and plumbing for dish washer.

#### **Utility area/Dining room:**

Good size room with built in work worksurface and plumbing for washing machine. Doors to rear garden, and access to garage.

#### **First Floor:**

Large landing area with access to loft. Walk in airing cupboard and eaves storage area with potential to be turned in study/bedroom 4.

#### **Bedroom one:**

Good size double with range of built in wardrobes. UPVC window to front elevation with beautiful views

#### **Bedroom two:**

Large double with UPVC window to rear elevation

#### **Bedroom Three:**

Good size double with UPVC window to rear elevation

#### **Family Bathroom:**

Suite comprising bath with shower over, WC, and basin with vanity units

#### **Outside:**

The property has a good size integral garage with roller garage door and power and plumbing present.

To the front of the property is a driveway with parking and area laid to lawn. To the rear is a private courtyard garden with raised beds surrounding.

The property is part double glazed and has electric heating. It provides a perfect family accommodation in a village location.

**SERVICES:** Mains electricity and water. Private drainage.

**EPC Rating:** D

**Services:** Mains water and Sewerage, Electric

**Council Tax :** Band D

**Tenure:** Freehold

All measurements are approximate and for illustrative purposes only

