



Luscombe Maye
Since 1873

Elmwood Park, Loddiswell, Kingsbridge, TQ7 4SA

£235,000

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Luscombe Maye are pleased to bring to market this beautifully presented two-bedroom home, offering well-balanced accommodation, a stylish interior, and excellent outside space, complete with garage and allocated parking.

Upon entering the property, you are welcomed into a warm and inviting sitting room. This is a particularly attractive space, centred around a working log burner which provides both a cosy focal point and an excellent source of heat. The room feels comfortable yet spacious, making it ideal for relaxing or entertaining along with amazing views.

To the rear of the property, the kitchen/dining room is both modern and practical. The kitchen is well-appointed with a range of built-in units and offers ample worktop space, creating a clean and functional environment for everyday living. There is also space for a dining table, making this a sociable area of the home. The room enjoys a pleasant outlook over the garden, with doors opening directly outside, creating a seamless connection between indoor and outdoor living.

Upstairs, the property offers two well-proportioned bedrooms. The principal double bedroom is a standout, benefiting from lovely elevated views and built-in storage, making excellent use of the space. The second bedroom is also a good size and, like the main bedroom, includes built-in storage. Both rooms are serviced by a family bathroom fitted with a bath and shower over. Additional storage is also available on the landing, further enhancing the practicality of the home.

Externally, the rear garden is mainly laid to lawn with a Millboard decking area positioned at the far end—perfect for outdoor seating and entertaining. A rear gate provides dual access, leading to the allocated parking area at the back of the property.

Further benefits include a useful wood store providing additional outdoor storage, as well as a particularly impressive garage. The garage is a real standout feature, offering power and plumbing, making it ideal for a variety of uses such as storage, a workshop, or even a home gym.

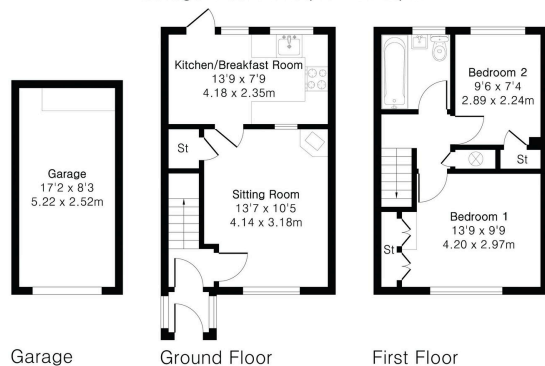


**Approximate Gross Internal Area 751 sq ft - 70 sq m
(Including Garage)**

Ground Floor Area 311 sq ft - 29 sq m

First Floor Area 298 sq ft - 28 sq m

Garage Area 142 sq ft - 13 sq m

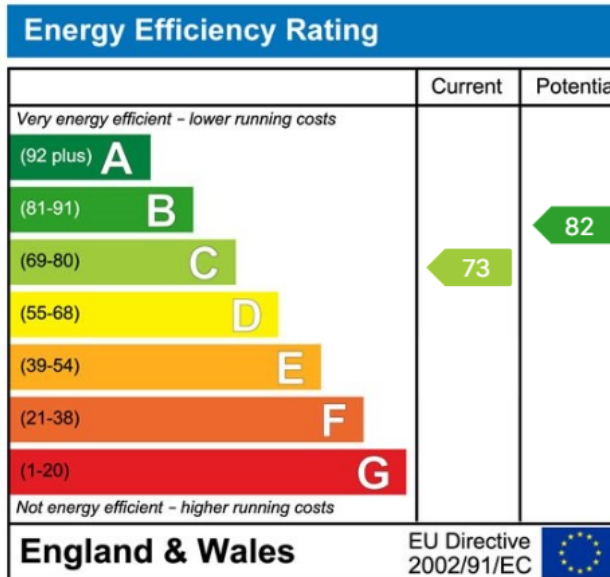


PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for errors, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.

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- Two Bedrooms
- Log Burner
- Allocated Parking
- Wood Shed
- Open Plan Living
- Garden
- Stunning Views
- Garage
- Oil Fired Central Heating



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

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