



Luscombe Maye
Since 1873

Loddiswell, Kingsbridge

Guide Price £225,000

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Luscombe Maye are pleased to present this charming two-bedroom semi-detached bungalow, offering spacious accommodation throughout, attractive front and rear gardens, a generous garage and fantastic potential for a purchaser to modernise and make their own.

Set behind an attractive front garden with mature planting and greenery, the property enjoys a welcoming approach. Entering into the entrance hall, you are immediately led through to the spacious open-plan living/dining room positioned to the front of the property. This bright and inviting space offers ample room for both comfortable seating and a dining table, making it ideal for everyday living as well as entertaining family and friends, whilst enjoying pleasant views over the front garden through the large window.

To the rear of the property is a conservatory providing an additional reception space, perfect for relaxing whilst overlooking the garden. The conservatory benefits from direct access outside, creating a lovely flow between the indoor and outdoor spaces. The galley-style kitchen is conveniently positioned nearby and also provides access through to the conservatory, offering a practical layout with good storage and worktop space.

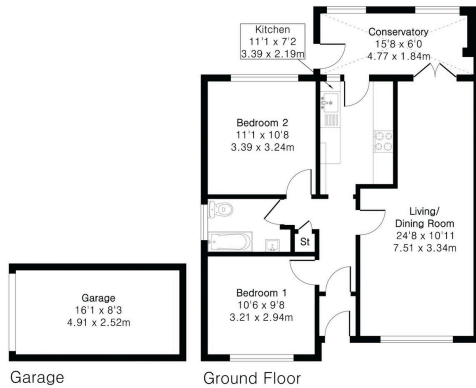
The bungalow further comprises two well-proportioned double bedrooms. Bedroom one enjoys an outlook over the front garden, whilst the second double bedroom overlooks the rear garden area, creating a pleasant and peaceful setting. A family bathroom completes the internal accommodation.

Externally, the rear garden features a low-maintenance patio area ideal for outdoor seating and entertaining, whilst still providing attractive planted borders and greenery. There is also useful space around the side of the property, perfect for additional storage or a shed. Rear access leads directly through to the garage, which is a particularly good size, with driveway parking positioned in front for added convenience.

Offering excellent scope throughout and situated within a pleasant residential setting, this property presents a wonderful opportunity for buyers looking to put their own stamp on a home.



Approximate Gross Internal Area 774 sq ft - 72 sq m
(Excluding Garage)
Garage Area 133 sq ft - 12 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 error, 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.

Luscombe Maye

- Semi-detached bungalow
- Attractive front garden
- Garage and parking
- Accessible
- Two double bedrooms
- Rear patio garden
- Potential for modernisation
- Additional Rear Access



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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