

£175,000

FOR SALE



## 1 Bedroom Cottage - Loddiswell

- ❖ 1 bedroom cottage
- ❖ Popular Village Location
- ❖ Plenty of Cottage Features
- ❖ Open Fire
- ❖ Council Tax Band A
- ❖ No Onwards Chain
- ❖ Free Parking Nearby



## 1 Post Office Cottages, Loddiswell



### Property Summary:

A charming one bedroom terraced cottage in the heart of the popular village of Loddiswell. Recently used as a rental, this property would be an ideal first time buy, bolt hole/holiday home or buy-to-let. With no onwards chain, this cottage is ready to move into immediately.

### About the Area:

Loddiswell is a lovely village with a real community feel. It has a village shop and post office, church 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 location is ideal for commuters as it is quick drive to the A38 in order to reach Exeter and Plymouth.

Please call to arrange a viewing **Kingsbridge Estate Agents 01548 856685**

[www.kingsbridgeestateagents.co.uk](http://www.kingsbridgeestateagents.co.uk)

## The Property:

Kingsbridge Estate Agents are delighted to present this one-bedroom, mid-terraced cottage in the village of Loddiswell. Offering a blend of traditional charm and modern conveniences, this character-filled property is an ideal retreat for those seeking a cosy home in a tranquil setting. With no onwards chain, early viewing is highly recommended.

## Property Overview:

Located in the popular village of Loddiswell, Irene Cottage is a well-presented one-bedroom mid-terrace property. Set away from the main road, it offers a peaceful setting combined with character features and practical living spaces. The property comprises:

A wooden stable door opens into a practical porch area, ideal for storing coats, boots, and everyday essentials.

A further door leads to the reception room which is generously sized and features an open fireplace, exposed stonework, and a front-facing window that provides natural light. Stairs lead to the first floor from this central living area.

The kitchen is fitted with a range of wall and base units, offering ample storage and workspace. There is space and plumbing for a washing machine and room for a fridge-freezer. A skylight enhances the natural light in this area, and a hatch in the floor provides access to a useful basement storage space.

## Upstairs:

The first-floor bedroom is a good size and features a window overlooking the front of the property, along with further exposed stonework that adds character.

The bathroom is fitted with a bathtub and mixer tap, a hand wash basin, and a low-level WC. An airing cupboard with a hot water tank offers additional storage space.

The property benefits from UPVC double glazing and electric heating. Outside, there is a small courtyard garden at the front.

Irene Cottage is well-suited for first-time buyers, those looking to downsize, or as a buy-to-let investment. With its quiet location and proximity to the village's amenities, it's a property that combines convenience with charm.

## Further Information & Services:

**Tenure:** Freehold

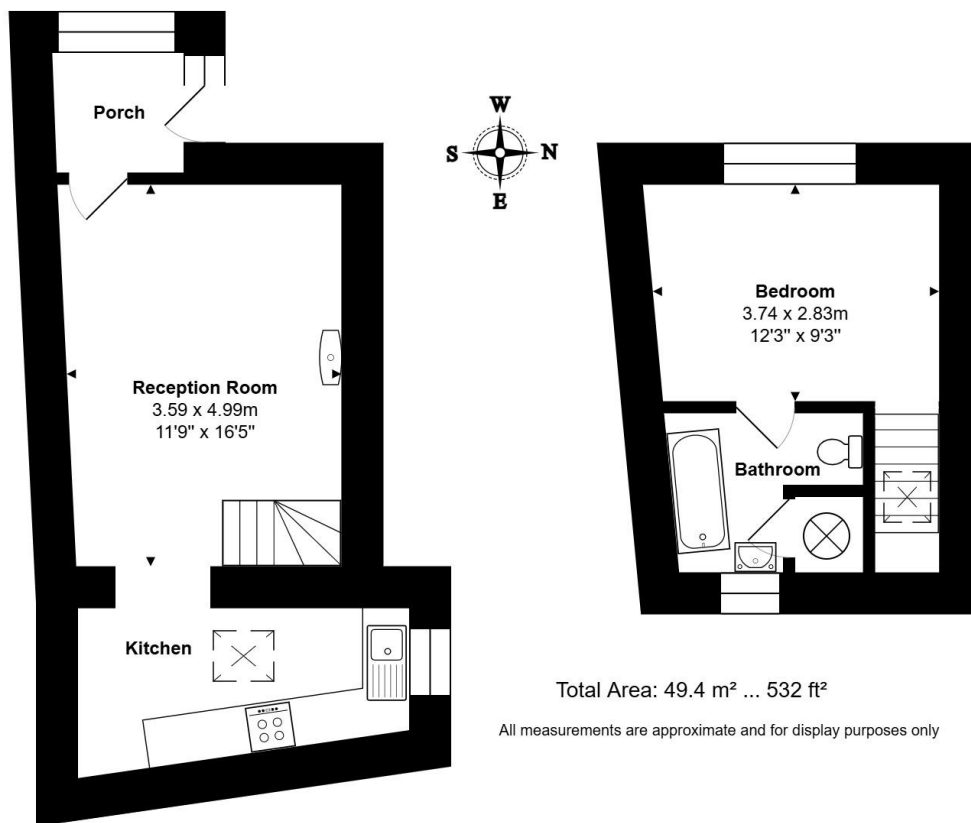
**Services:** Mains water and sewerage, mains electricity, electric heating.

**EPC Rating:** E

**Council Tax:** Band A

**Broadband Speeds:** Superfast Broadband Available up to 76Mbps (Openreach)

This property is made of standard construction.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	