

£214,950

FOR SALE



## 2 Bedroom Cottage - Loddiswell

- ❖ 2 bedroom cottage
- ❖ Beautifully presented
- ❖ Modern bathroom
- ❖ Modern kitchen
- ❖ Countryside views
- ❖ Popular Village location
- ❖ Courtyard garden



### 11 Fore Street, Loddiswell

#### Property Summary:

A charming cottage with character features in the centre of the popular village of Loddiswell. With 2 bedrooms and a cosy living area, this property is beautifully presented throughout and is ready to move into.

#### 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. It is also local to many beautiful beaches and the thriving towns of Kingsbridge and Modbury. Loddiswell offers spectacular countryside views and unspoilt river walks along the River Avon.

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## **The Property:**

11 Fore Street is a charming two bedroom cottage packed full of character. The property has been thoughtfully refurbished to make use of the space and comprises;

From the front door, you enter into the cosy living room and the centre piece of this is the pretty cream woodburning stove which makes the room warm and inviting on a cold day. With some built in storage cupboards and a sweet little window seat to watch the world go by, the living room is a peaceful haven for relaxing.

An open doorway takes you to the kitchen which is equipped with cream base units with oak worksurface above and a handy slimline pull out larder unit . All the Bosch appliances are fully integrated and comprise of washing machine, slimline dishwasher, oven, induction hob and a chimney style extraction hood. The Belfast sink adds to the country cottage feel and is underneath the window overlooking the courtyard garden. The fridge and freezer are under the stairs together with a pull out wine rack.

A few steps up take you to a UPVC glass door to the courtyard and this brings in lots of natural light to downstairs in its entirety and the stairs to the first floor are also in the kitchen.

## **First Floor:**

On the first floor there is a good-sized double bedroom that has been fitted with a range of Sharps furniture and there is an additional tall cupboard with shelf and hanging space. This room also has a window seat providing a far reaching rural view.

The second bedroom is a good-sized single room with window.

The family bathroom is clean and modern with a white suite of bath with electric shower over with a glass shower screen and WC with basin. The airing cupboard is also situated in the bathroom and houses the hot water cylinder.

## **Outside:**

The property benefits from a courtyard garden which has space for a small table and chairs and a raised bed for growing veggies or plants.

The windows in the living room, bathroom and bedrooms are fitted with white shutters to further add to the character.

## **Services & Further Information:**

**Tenure:** Freehold

**Services:** Mains water, sewerage, electric

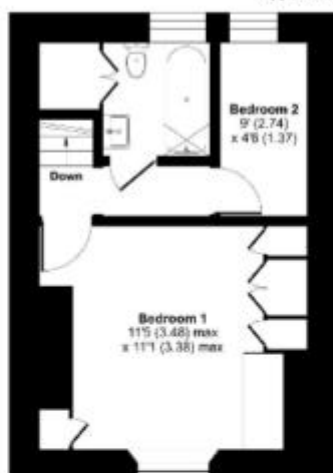
**Council tax:** Band B

**EPC:** E

### Fore Street, Kingsbridge, TQ7

Approximate Area = 544 sq ft / 50.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential - 1st Edition 2014. Produced for Kingsbridge Estate Agents Ltd. REF: 110294



	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		

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