



1 The Bank

Loddiswell, TQ7

Guide Price £285,000



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1 THE BANK

Loddiswell, Kingsbridge, TQ7 4QR

Summary:

Stunning character cottage situated in the heart of the popular village of Loddiswell. You are spoilt for space with this property thanks to three double bedrooms, two spacious reception rooms and two gardens! This is a rare opportunity to own a beautifully maintained cottage that offers both character and practicality.

The Property:

This delightful three-bedroom cottage is located in the heart of the ever-popular village of Loddiswell, offering a perfect blend of traditional charm and modern comfort. Thoughtfully updated and beautifully maintained, the property retains a wealth of character with original features throughout.

From the front door, you enter into a versatile reception room, ideal as a family room, dining room or office space. A door opens onto a pretty courtyard—perfect for enjoying a morning coffee or unwinding at the end of the day.

The spacious lounge exudes warmth and comfort and is centred around a feature wood-burning stove that creates a cosy and inviting atmosphere.

The country-style kitchen offers ample room for a breakfast table and has an integrated oven with hob over, as well as space for an undercounter fridge and plumbing for a washing machine. There is further access to the courtyard garden from here also.





Upstairs, a spacious landing leads to the three well-proportioned double bedrooms. All bedrooms are filled with natural light and benefit from built in storage. The family bathroom consists of a modern white suite of bath, WC and basin.

Outside, a gated path leads to a generously sized, private lawned garden—an ideal setting for outdoor relaxation, entertaining, or family activities. There is also the added benefit of previous planning permission for a garden room, offering potential for further enhancement.

The Location:

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.

Services & Further Information:

Tenure: Freehold

Services: Mains electric, mains water, oil fired central heating

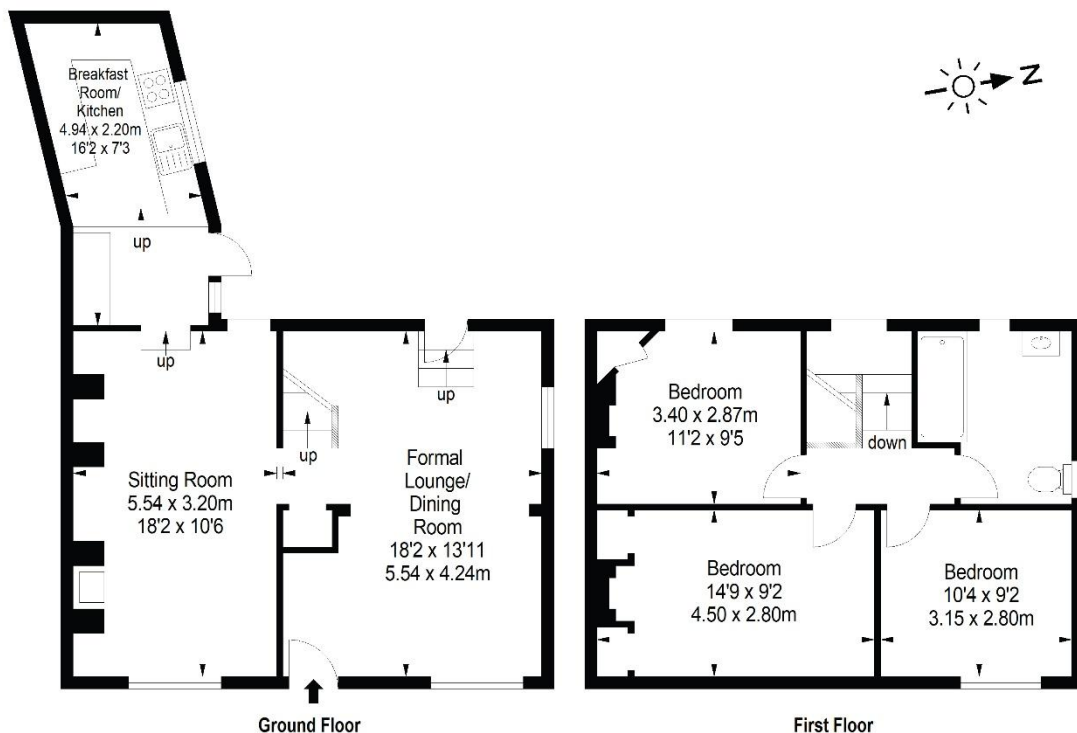
EPC Rating: E

Council Tax: Band C

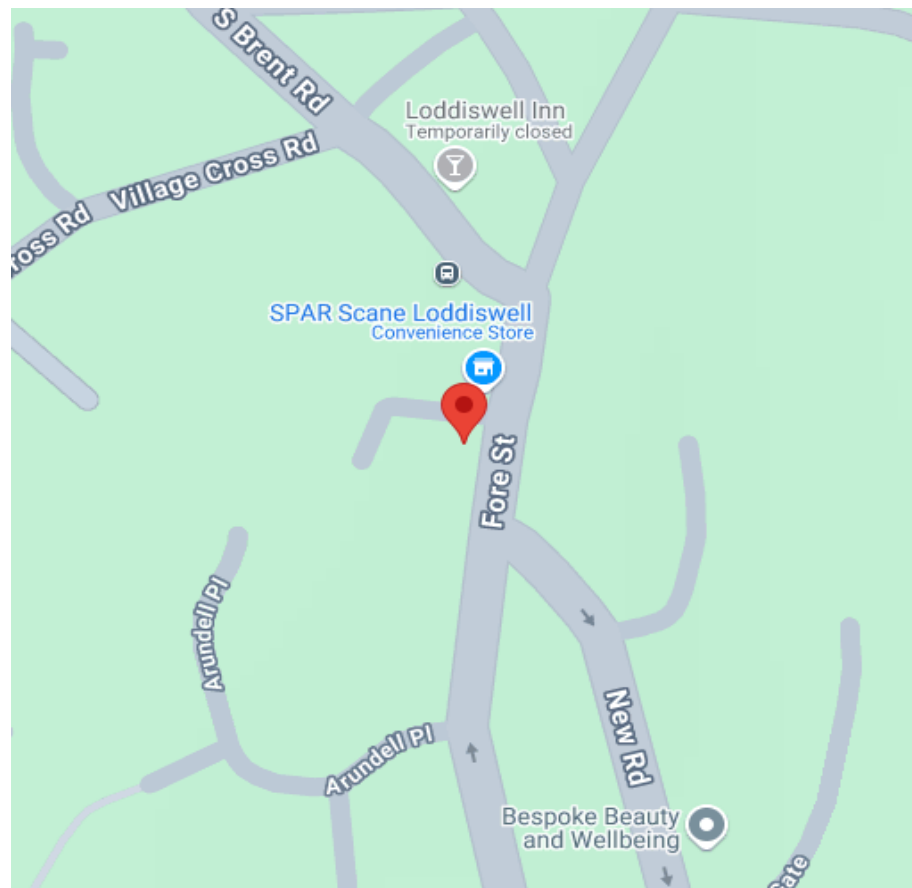
Broadband Speeds: Superfast broadband available with speeds up to 80Mbps (Ofcom)

This property is made of standard construction.





Approximate Gross Internal Area = 96.71 sqm / 1041 sq ft
 NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



Viewing

Please contact our Kingsbridge Estate Agents Office on 01548856685 if you wish to arrange a viewing appointment for this property or require further information.

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