

£169,950

FOR SALE



## 2 Bedroom Semi-Detached Cottage - Loddiswell

- ❖ 2 bedroom cottage
- ❖ No Onward Chain
- ❖ Scope for improvement
- ❖ Character Features
- ❖ Communal Courtyard Garden
- ❖ Popular Village location
- ❖ Close to Amenities
- ❖ Council Tax Band B



## Minicot, Loddiswell, TQ7 4QL



### Property Summary:

Characterful two bedroom cottage in the centre of Loddiswell. Ideal for first-time buyers, investors, or those looking for a low-maintenance home with scope to add value.

### 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.

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**The Property:**

Situated in the heart of the village, this charming two-bedroom cottage offers a fantastic opportunity for buyers looking to personalise a home full of character.

You enter into a hallway with access to the lounge, downstairs WC, under-stairs storage, and stairs to the first floor. The lounge is a generous size, featuring painted beams and a characterful fireplace. With no flooring currently in place throughout the property, it offers a blank canvas for the new owner to make their mark.

A door from the lounge leads into the kitchen, styled with traditional white wall and base units. There is space for a fridge freezer, plumbing for a washing machine, and an electric cooker with extractor over. A large window fills the space with natural light, and a door opens to the rear courtyard.

Upstairs, the property offers two well-proportioned bedrooms—one to the front and one to the rear. The bathroom features a white suite including a bath with shower over and screen, WC, and wash basin.

Outside, there is a communal courtyard area with space for a rotary washing line. This courtyard also serves as delivery access for the nearby Spar shop, so access is required on delivery days. The courtyard is not included as part of the sale but is available for communal use.

The property currently has scaffolding in place while the owner carries out external improvements, including a new roof and guttering—offering peace of mind to the next occupier.

On-street parking is available nearby, and a village car park is located less than a minute's walk away.

**Services & Further Information:**

**Tenure:** Freehold

**Services:** Mains electric, mains water, electric heating

**EPC Rating:** F

**Council Tax:** Band B

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

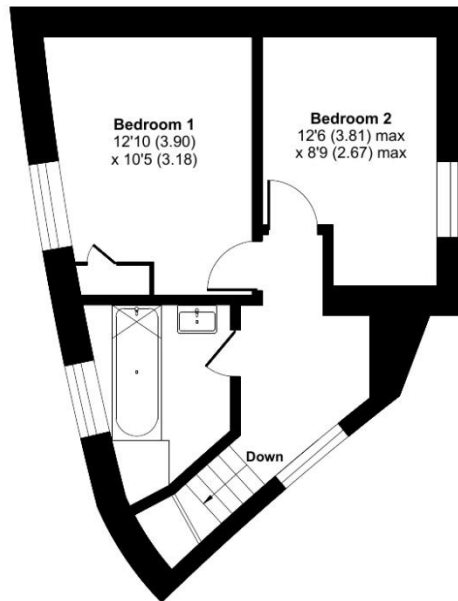
We are advised that this property is made of standard construction.

Viewings strictly by appointment only with Kingsbridge Estate Agents.

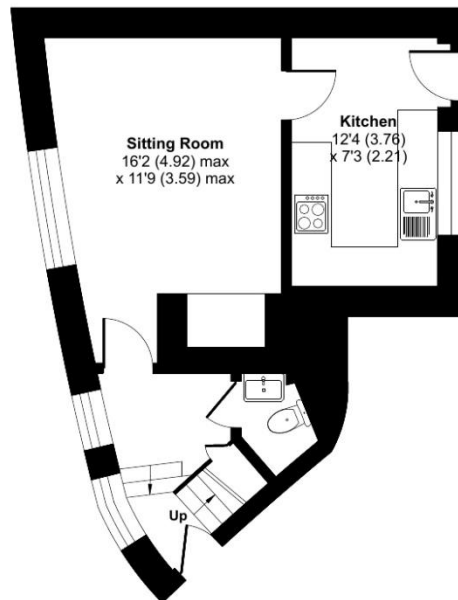
# Minicot, Fore Street, Loddiswell, Kingsbridge, TQ7

Approximate Area = 704 sq ft / 65.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Kingsbridge Estate Agents Ltd. REF: 1306253



|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         | 85        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            | 28      |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

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