



PHOENIX
PLACE



MILLINGTON TUNNICLIFF

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1 Phoenix Place, Loddiswell

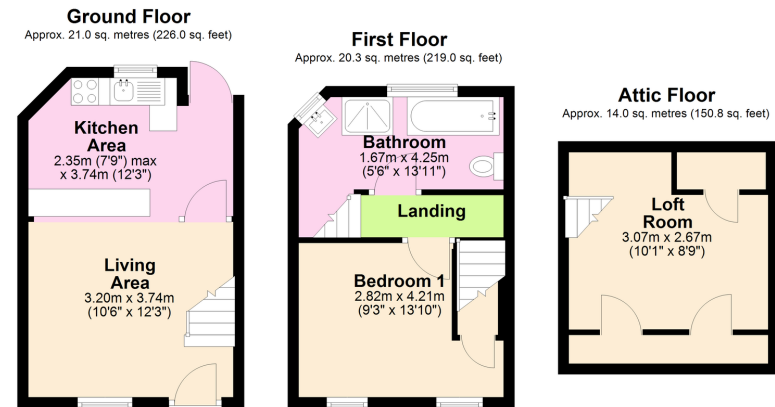
Guide Price £182,950

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- Charming Mid Terraced Cottage
- Double Glazing
- Modern Kitchen
- 4 Piece Bathroom Suite
- Character Features
- Set Within The Heart Of Loddiswell
- Open Plan Living Room
- Feature Loft Room
- Rear Courtyard Garden
- EPC F 36





Total area: approx. 55.4 sq. metres (595.9 sq. feet)

A delightful character cottage set within the heart of this popular South Hams village, perfect for those getting their foot on the ladder or for an economic holiday retreat. The cottage is compact offering open plan accommodation on the ground floor to include a living room and kitchen, whilst on the upper floors there is a double bedroom, 4 piece bathroom suite and feature loft room. There is electric central heating and double glazing. The cottage boasts numerous features to include exposed window lintels, a window seat in the living room and bedroom and stable door. Externally there is a rear courtyard. EPC F 36.

8/1/2025, 2:40 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Find an energy certificate (f) English | Cymraeg

Energy performance certificate (EPC)

19 Forest Place Fore Street LIVINGTON TQ17 4QW	Energy rating F	Valid until 18 June 2026
Certificate number 9581-3081-6206-8815-8200		

Property type Mid-terrace house

Total floor area 39 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) [https://www.gov.uk/guidance/landlord-property-licence-requirements-energy-efficiency-standard-landlord-guidance](#)

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#)

Energy rating and score

This property's energy rating is F. It has the potential to be C.

[See how to improve this property's energy efficiency](#)

<https://find-energy-certificate.service.gov.uk/energy-certificate/9581-3081-6206-8815-8200>

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