



Lydiard Cottage



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Loddiswell, Kingsbridge, Devon, TQ7 4RL

Kingsbridge 3 miles. Totnes 14 miles. Plymouth 23 miles.

A well-presented, three bedroom detached cottage with a pleasant outlook over the village and countryside, this charming home is situated within the heart of Loddiswell village.

- Detached Cottage in Village Location
- Kitchen/Diner
- Family Bathroom & Separate Shower
- Garage
- Freehold
- Two Reception Rooms
- Three Bedrooms
- Courtyard Style Garden
- Council Tax C

## Guide Price £350,000

Loddiswell is a popular South Hams village known for its thriving community and picturesque countryside location, local amenities include a well-regarded primary school, village inn, corner shop and just a short walk down the hill is the wonderful Avon Mill Garden Centre, deli and café, situated by the River Avon. The bustling market town of Kingsbridge has wonderful facilities and is only a few miles away with a secondary school, choice of independent shops, cafes and supermarkets. Beautiful Salcombe is a short drive away and has an excellent range of restaurants, inns, an absolute must for yachting and water enthusiasts, the town also offers lovely sandy beaches and spectacular cliff top walking. The stunning local beaches at Thurlestone, Bantham and South Milton are also within easy reach.

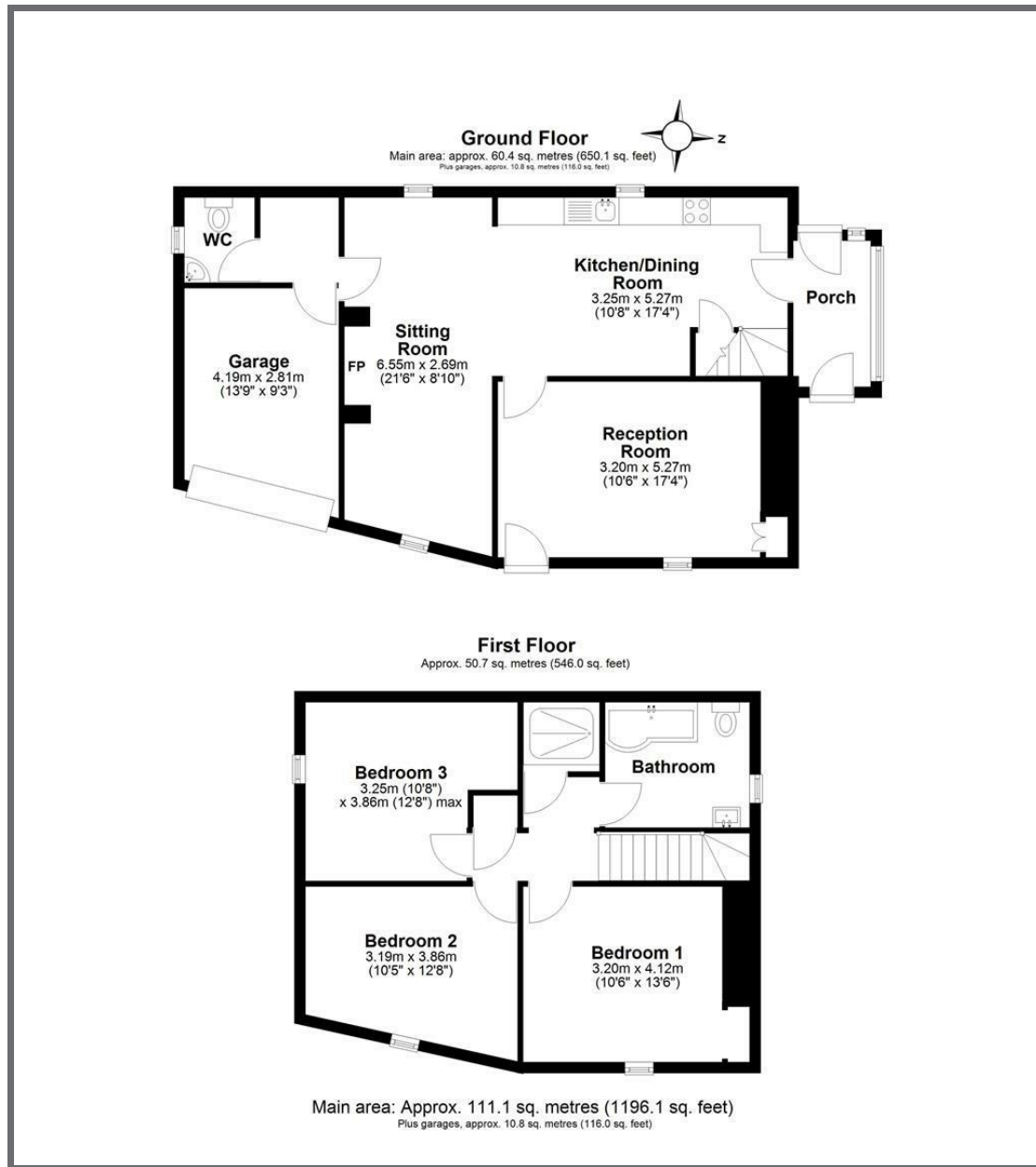
Lydiard Cottage is a delightful, detached home which is well presented and maintained throughout. The accommodation is flexible and comprises, two reception rooms, one with a woodburning stove, kitchen/diner, a useful utility area and downstairs cloakroom to the ground floor. Stairs rise to the first-floor landing giving access to the family bathroom, three bedrooms and a shower room. External benefits include a garage which is also accessible from inside the property and a courtyard style garden with room for table and chairs for outdoor dining in the warmer months.

Mains electric, water & drainage - water is on a meter. LPG bottle for cooking. Oil fired boiler with external storage tank.  
Based on the latest data to Ofcom, Superfast broadband and mobile coverage from EE, O2, Three & Vodafone are available at the property.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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