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goodman

# Jean Goodman Ltd



Loddiswell, Near Kingsbridge



Price £180,000

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East View is a two bedroom period stone cottage with many charming features including very thick walls, an inglenook fireplace with wood burning stove, a bread oven and many quaint niches and alcoves. The property is in good order throughout with a recently fitted woodburning stove and replacement carpeting to the upstairs rooms. Outside is small area to the front with raised flower bed and log store and directly opposite off road parking for up to two vehicles.

The village of Loddiswell is situated four miles from Kingsbridge, with easy access to the A38 Devon Expressway. It has two churches, a shop, post office and pub, all of which are within a very short walk. There is also a new primary school on the edge of the village. The towns of Salcombe, Dartmouth and Totnes are within easy reach and the beautiful South Devon coast is a short drive away.

A partly glazed timber front door leads to the

#### Living Room 4.45m (14'7") Max x 6.42m (21'1") Into Recess

This room oozes character with exposed beams, an inglenook fireplace with a recently fitted log burning stove and an old bread oven. It has a tiled floor, window to the front and stairs up to the

#### Kitchen/Breakfast Room 4.61m (15'1") x 2.65m (8'8") Approx

With a window to the side, the kitchen is fitted with a range of floor units with roll edge work surfaces, stainless steel sink unit with mixer tap, ceramic hob, built in electric oven and breakfast bar and a built in cupboard. There is plumbing provided for a washing machine and an additional useful electric socket under the breakfast bar for an under counter appliance. Stairs lead to the second floor with a step up to a small landing with door to Bedroom One and a walk in store room with shelving, the electric meter and consumer unit.

#### Bedroom One 4.94m (16'2") Irregular Shape x 3.83m (12'7")

A double aspect room with pleasant rural views from the side window, two built in double wardrobes and an electric storage heater.

#### Second Floor Landing

Access to the loft and doors to Bedroom Two and bathroom.

#### Bedroom Two 2.91m (9'7") x 2.89m (9'6")

With window seat and window to the side giving far reaching countryside views, an old fireplace niche and an area of raised floor.

#### Bathroom

A partly tiled bathroom with window to the side and white suite comprising a panelled bath with Mira shower and curtain, pedestal wash hand basin, shaver point and over stairs cupboard with recently renewed hot water tank and immersion heater.

#### Outside

To the front of the property is a small area enclosed by a stone wall with timber gate and path leading to the front door, raised flower bed, space for pot plants etc. and a log store. Opposite is a parking space for up to two vehicles and there is ample space for visitors to park on the road.

#### Services

Mains water, drainage and electricity

#### Council Tax

Council Tax Band C

#### EPC

Energy Rating F



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.