



**Hillside, Loddiswell**  
Kingsbridge, Devon, TQ7 4RP

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand**  **Petit**  
ESTATE AGENTS









## Hillside, Loddiswell, Kingsbridge, Devon TQ7 4RP

Situated in the heart of this popular village, we offer to the market this charming, semi-detached terraced period property which offers a cozy and comfortable living space with accommodation arranged over 3 floors.

The well-maintained interior features a spacious layout, providing ample room for relaxation and entertainment and comprises two well-lit bedrooms, two attic rooms, a well-appointed family bathroom and separate shower room, sitting room with log burner and open plan kitchen dining room.

At the front of the property is a pretty flower border and small paved seating area with bench.

This property is ideal for those looking for a spacious period property full of character features, in a popular village with the convenience of local amenities on your doorstep.

Loddiswell is a popular village with a thriving community located within easy reach of the A38 Devon Expressway and just over 3 miles from the market town of Kingsbridge. The village has its own general store, post office/handy shop, pub, primary school, and church. Loddiswell is surrounded by unspoilt rolling countryside with interesting river walks and is within easy reach of the beautiful coastline, beaches, and estuaries of the South Hams. Within a mile of the property is the popular Avon Mill Garden Centre with deli and cafe and the Aune Valley Farm Shop and Heron Valley Coffee Shop and Bar.

### KEY FEATURES

- Charming period semi-detached terraced property
- Beautifully presented and maintained
- Accommodation arranged over 3 floors
- Character features, exposed beams and stone wall, slate flooring
- Stylish kitchen/dining room
- Modern bathroom and shower room
- Views to the church from the top floors

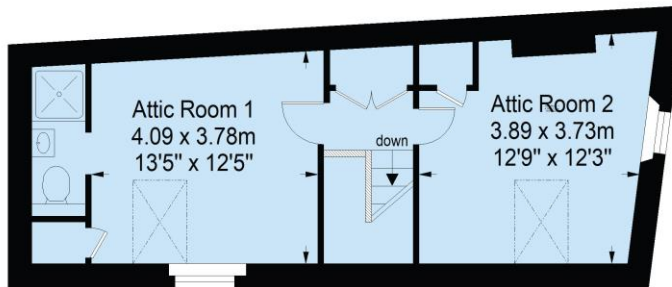
BEDS 2 | BATHS 2 | RECEPTS 2 | EPC - F | COUNCIL TAX - D | TENURE - Freehold

**SERVICES** – Mains electricity, water and drainage. Underfloor heating in the kitchen/dining room. Log burner.

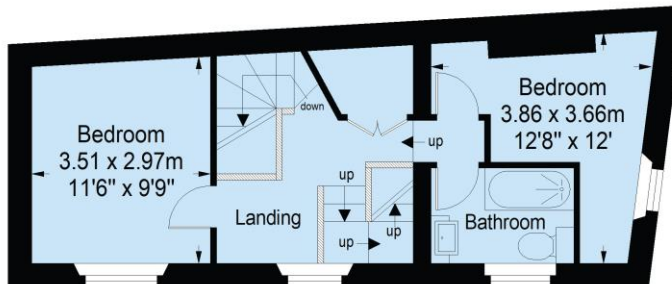
**VIEWING** - Very strictly by appointment only through Marchand Petit (Kingsbridge office)  
Tel: 01548 857588.

**DECLARATION** - Please note that the vendors of this property are 'connected persons' as defined in Section 21 of the Estate Agents Act.

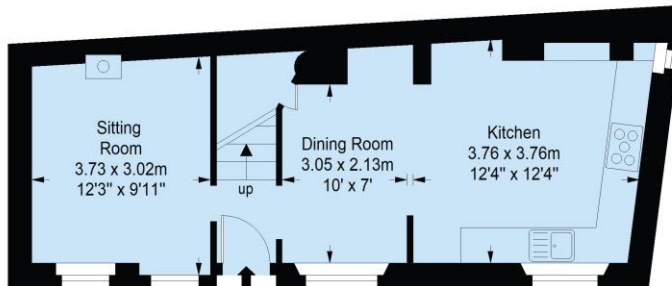
NB. This Floorplan is for illustrative purposes only.  
All dimensions are approximate.



Second Floor



First Floor



Ground Floor

Total area 110.7 Sq.m  
(1192 Sq.ft) Approx.



#### DIRECTIONS

What3words - static.scrambles.patrolled  
On entering the village of Loddiswell from Kingsbridge drive towards the centre following the one-way system. Turn right just before the Loddiswell Inn, head down the hill and as the road bears to the right you will see Hillside on your left-hand side.

#### IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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