



**Fore Street, Loddiswell**  
Kingsbridge

**£235,000**

## The Property:

Situated in the centre of the village, 13 Fore Street is a well-presented period property offering generous and versatile accommodation arranged over four floors. While the property was refurbished some time ago, it remains in good condition and blends original features with contemporary touches throughout.

The entrance is set behind painted wrought iron railings, with a stable-style front door opening into a welcoming hallway laid with oak flooring and recessed lighting. The open-plan ground floor reception space features a sash window to the front, solid oak flooring, and a slate fireplace housing a wood-burning stove—creating a warm and characterful focal point.

The kitchen is open to the living area and fitted with a range of modern units, wood-effect worktops, and integrated appliances including an electric oven, hob, fridge, and dishwasher. A decorative fireplace adds further charm, while stairs lead both to the lower ground floor and up to the conservatory.

The conservatory/utility space enjoys exposed stonework, slate sills, and a glazed roof, with plumbing for a washing machine and space for further appliances.

On the lower ground floor, a spacious family room offers flexibility—ideal as a second reception space, home office, or fourth bedroom. It includes laminate flooring, a built-in cupboard housing the hot water cylinder and electric boiler, and an adjacent shower room with WC, basin, and double shower enclosure.

The first floor hosts two double bedrooms, one to the front with views across the village and surrounding countryside, and another overlooking the rear. These rooms are served by a family bathroom with a bath and shower over, pedestal basin, WC, and chrome heated towel rail.

The top floor is dedicated to the principal bedroom—an airy double room with sloped ceilings, under-eaves storage, and a large Velux window offering lovely views. An en-suite shower room includes a tiled corner shower, pedestal basin, WC with Sanipro unit, and heated towel rail.

The property is finished with recessed lighting and wood-effect flooring, and retains period character throughout.

Please note, there is no garden or allocated parking, but ample on-street parking is available nearby, along with a free village car park within walking distance. The village also offers a range of green spaces nearby for outdoor enjoyment.





**Bedrooms: 3 | Bathrooms: 3 | Receptions: 2**

**The Location:**

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.

**Services & Further Information:**

**Tenure:** Freehold

**Services:** Mains electric, mains water. Central heating and hot water are provided by an electric boiler system.

**EPC Rating:** E

**Council Tax:** Band B

**Flood Risk:** Very Low

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

We are advised this property is made of standard construction.

Viewings strictly by appointment only with Kingsbridge Estate Agents.

**Disclaimer**

*These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.*

*Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.*

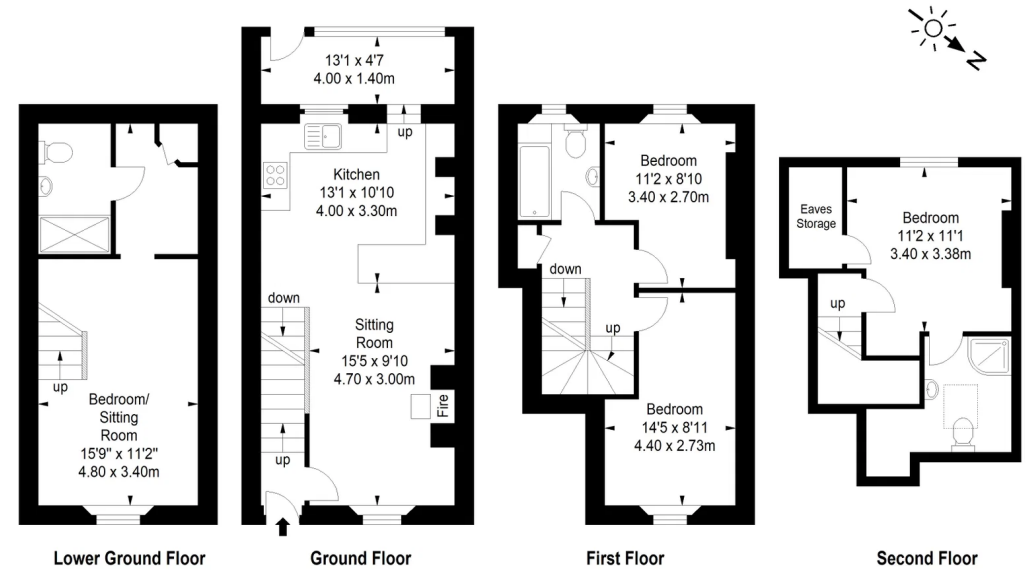
*No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.*

*All interested parties are advised to carry out their own due diligence and to seek professional advice where necessary. This includes checking title, tenure, restrictions, planning status, and the availability and condition of services and appliances.*





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		58
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Approximate Gross Internal Area = 118.82 sqm / 1279 sq ft  
 NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.

## Kingsbridge - Sales

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