



**3 The Terrace South Brent Road**  
Loddiswell  
£900 Per month

*Freeborns*  
ESTATE AGENTS

An idyllic 3 bedroom terraced cottage in the popular village of Loddiswell. The property is a short walk from the village shop, pub, primary school and playpark and benefits from a private rear garden as well as a large adjoining garden and would be ideal for a keen gardener.

The property is available furnished or unfurnished.



# 3 The Terrace South Brent Road, Loddiswell, Devon, TQ7 4RH

## GROUND FLOOR

### KITCHEN

A range of base and eye level units with granite effect worktops, stainless steel sink and drainer with mixer tap, integrated oven with inset hob over, slimline dishwasher, fridge freezer.

### LOUNGE

Large feature open fire place, built-in storage cupboards, radiator, sash window and door to rear garden, stairs rise to;

### 1ST FLOOR

Landing

### BEDROOM TWO

Built-in wardrobe, radiator, sash window with village and countryside views.

### BEDROOM THREE

Built-in wardrobe, cupboard housing the hot water tank and boiler, radiator, window.

### ENSUITE CLOAKROOM

Low level WC, wash hand basin set into vanity unit with storage under, obscured window.

### STAIRS RISE TO;

Second Floor.

### BEDROOM ONE

Radiator, Velux roof window with rooftop, village and countryside views.

### BATHROOM

Three piece suite comprising of a low level WC, pedestal wash hand basin and panelled bath with glass screen and 'mira sport' electric shower over. Part tiled walls, electric towel rail, extractor fan.

### REAR GARDEN

Patio area with pathway lined with mature shrubs and trees leading to storage shed and rear access gate.

### FRONT GARDEN

A large garden with a spacious lawned area.

### PARKING

There is no parking at the property. However there is a free Village Car Park within two minutes' walk, and usually ample on road parking in Elmwood Park which is located opposite The Terrace.

### PLEASE NOTE

PETS BY NEGOTIATION, NO SMOKING IN PROPERTY AND NO MULTIPLE OCCUPANCY. References required together with a holding fee of 1 weeks rent and deposit of 5 weeks rent.

### COUNCIL TAX BAND: B

## LOCAL AUTHORITY

South Hams District Council

## EPC:

To be confirmed.

## SERVICES

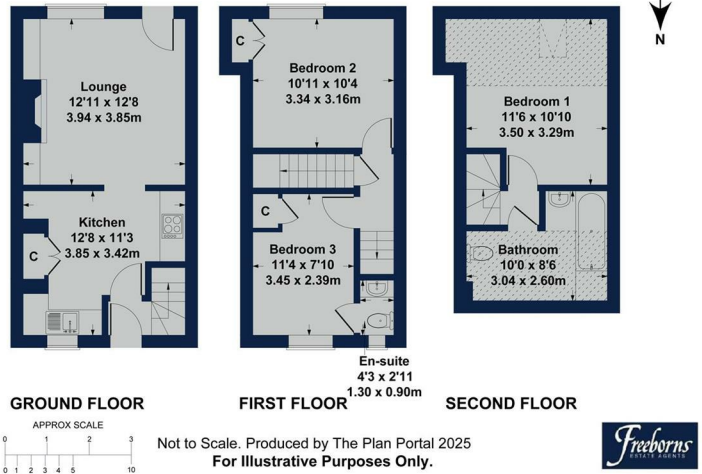
Electricity, gas, water and drainage are connected.

## CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

## 3 The Terrace, Loddiswell TQ7 4RH

Approximate Gross Internal Area  
840 sq ft - 78 sq m



1 Mayors Avenue, Dartmouth, Devon, TQ6 9NF

Tel: 01803 832 045

info@freebornsproperty.co.uk

www.freebornsproperty.co.uk

**Freeborns**  
ESTATE AGENTS

