

Courtledge, Loddiswell, Devon, TQ7 4QH



Ref: 97705

Kingsbridge 3 miles; A38 Devon Expressway 7 miles; Totnes 12 miles; (Distances Approximate)

A good size one bed roomed cottage situated in the centre of the village of Loddiswell. Sorry no pets, housing benefit or smokers. Energy Rating D. Fees Apply.

£560 PCM

Contact Lettings 01548 855599

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SITUATION AND DESCRIPTION

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, primary school and church. Loddiswell is surrounded by unspoilt rolling countryside with interesting walks and within easy reach of the beautiful coastline, beaches and estuaries of the South Hams.

ENTRANCE

Approach via the small courtyard and through into the entrance porch which is ideal for hanging space/storage etc. Door to

SITTING ROOM

Good size living area, bay window to front with window seat. NSH. Open fire set in fireplace. Stairs leading to bedroom, walk through to

KITCHEN

Well presented kitchen with floor and wall based units. Window to side. Sink set in work top. Electric oven and hob with extractor. Space for washing machine and fridge/freezer. Shelving. Space for small dining table and chairs

BEDROOM 1

Stairs leading from living area to a good size double bedroom, window to front overlooking village. Panel electric radiator. Door opening to

BATHROOM

White bathroom suite comprising of bath with hand held shower attachment over, Wash hand basin, close coupled WC. Window to back with window shelf. Cupboard housing water tank and some storage.

OUTSIDE

To the rear of the property there is a storage shed ideal for logs etc. To the front of the property there is a small courtyard area with space for table and chairs.

SERVICES

Mains water/ drainage and electricity. Night storage heaters

POSTCODE

TQ7 4QH

COUNCIL TAX

Band A

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Rd, Totnes, Devon TQ9 5NE. Tel. 01803 861 234

VIEWING

Strictly by appointment with the agent, Marchand Petit Lettings. Tel. 01548 855599.

RENT

£560 PCM

AVAILABLE

End of February

REFERENCE FEES

Application fee: £150 per adult. Each guarantor: £48. Deposit: One and a half months rent. Check out fee: £90.

Pets - if the landlord gives permission for pets to be kept at the property, an additional deposit from £250, will be requested according to the requirements of the landlord and the number and size of the pets being kept at the property.

Should you wish to make any alterations to the terms and conditions already agreed, including changing the tenancy commencement date, which will necessitate amended documentation to be provided, an administration charge of £60 will apply.

