

# £475,000

## FOR SALE



- ❖ 3-4 bedroom detached bungalow
- ❖ Coastal Village Location
- ❖ Garage & Plenty of Parking
- ❖ Good History or Holiday Rental
- ❖ Versatile Accommodation with Studio Annex
- ❖ Stunning Countryside Views
- ❖ Short Walk to Beaches
- ❖ Approx. £3000 per annum tax free from solar panels
- ❖ EPC Rating D

### 3/4 Bedroom Detached Bungalow – Hope Cove



## Spring Ridge, Hope Cove



#### Property Summary:

A flexible 3-4 bedroom detached bungalow, perfectly located within walking distance of Hope Cove beach. Currently divided into an owner's residence and a holiday rental, it offers great potential as either a coastal home, bolt hole or holiday rental. Viewing is highly recommended.

#### About the Area:

Hope Cove is a gem of a village situated on the South West coast path but still only a 10 minute drive from the market town of Kingsbridge. Hope Cove has two fantastic pubs, The Cove and The Hope & Anchor as well as the Cottage Hotel, famous for its cream teas and the Lobster Pod Bistro. There is a village shop, as well as a quaint art gallery and you are spoiled by two fantastic beaches right on your doorstep.

Please call to arrange a viewing **Kingsbridge Estate Agents 01548 856685**

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**The Property:**

A versatile 3-4 bedroom detached bungalow, ideally situated within walking distance of Hope Cove's picturesque beaches, Spring Ridge offers exceptional flexibility with its current layout. Divided into two sections, a main residence for owners and a holiday let (or vice versa), the property has a wealth of potential, whether as a coastal home, an income-generating investment or both.

**Main Residence:**

Enter through a welcoming hallway leading into an open-plan living area. The reception room is spacious, with a dual-aspect that includes a large bay window offering delightful countryside views and sea glimpses to the side.

This bright and airy room flows seamlessly into a modern, well-equipped kitchen featuring ample work surfaces, an integrated sink and drainer, and an electric oven with hob and extractor. There is space for a fridge-freezer and provisions for both a washing machine and dishwasher.

The inner hallway leads to a convenient shower room, complete with corner shower cubicle and hand wash basin, as well as a separate WC.

Two cosy double bedrooms are positioned at the front and rear of the property.

**Holiday Annex**

Connected via a lockable door, the annex has recently been configured as a contemporary studio. It includes a compact kitchenette, an en-suite shower room, and access to a conservatory with lovely views. This space could easily be reconverted to create additional bedrooms or one spacious master suite if desired.

**Gardens and Outdoor Space**

The property boasts a raised lawn at the front, perfectly positioned for sunshine, with space for outdoor seating. The front elevation benefits from a bright and sunny outlook, creating a warm and inviting ambiance.

The rear garden is currently divided into two sections: a fully enclosed paved area with raised beds and a gravelled section. These could easily be merged to form one large, unified garden area. Additionally, there is a driveway providing parking for one vehicle, with further off-road parking available. A garage with power, lighting, and an up-and-over door completes the offering.

**Additional Information & Extra Features**

The property benefits from double glazing throughout and is heated with oil-filled electric heaters. Built of Woolaway construction, buyers should seek mortgage advice as some lenders may have specific criteria for this type of property. It has recently had a 4-stage upgrading of the exterior render and all exterior doors have been upgraded in the last 3 years.

Spring Ridge benefits from 4kW of solar panels that currently produce a tax free income of £3000 a year. A new inverter and battery were also installed in 2023 making the bungalow very economical to run.

Whether you're seeking a second home in Hope Cove or exploring a holiday let investment, Spring Ridge offers boundless potential.

**Further Information & Services**

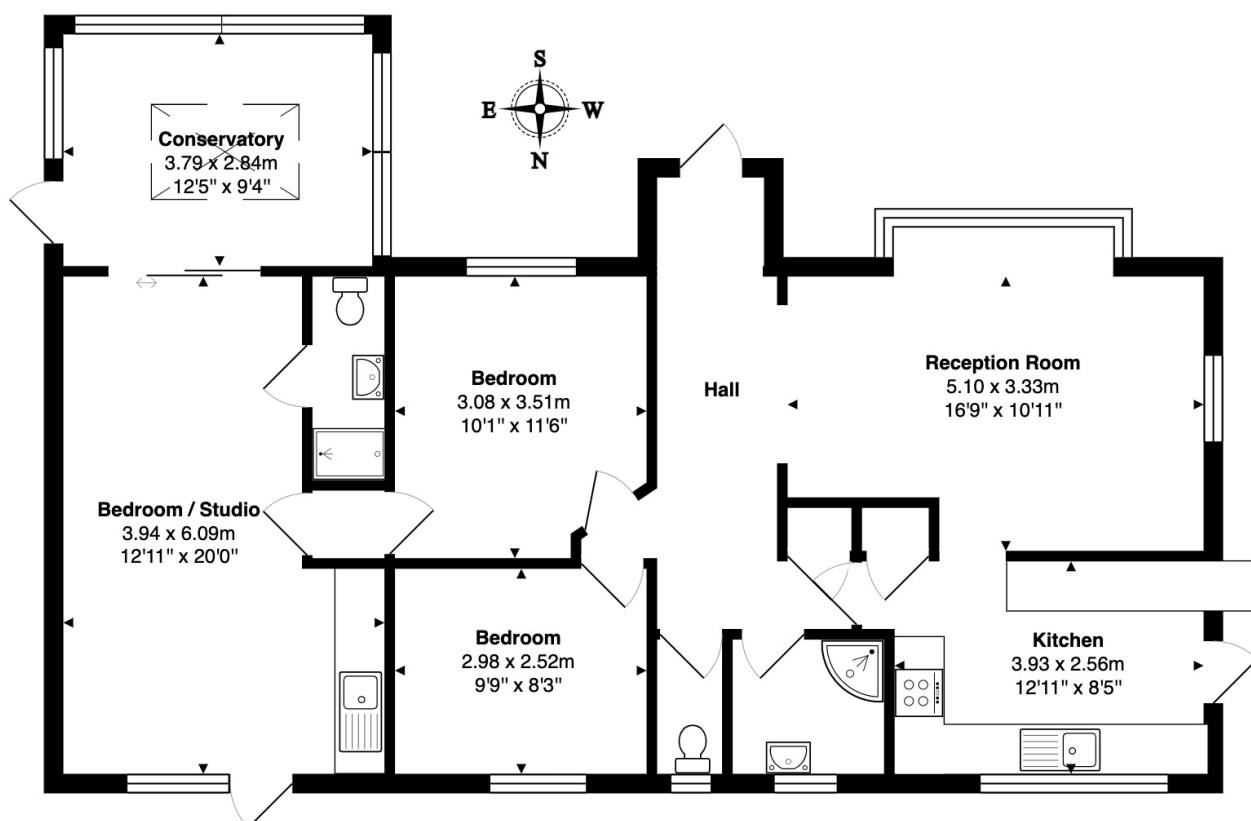
**Tenure:** Freehold

**Services:** Main water, mains electricity, electric radiators throughout.

**Council Tax:** Not currently rated due to business use (nothing payable)

**EPC Rating:** Band D

**Broadband Speeds:** Superfast broadband available with speeds up to 76Mbps (Openreach)



Total Area: 99.6 m<sup>2</sup> ... 1072 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		

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