



1 Channel View Drive Cottages

Hope Cove, TQ7

Guide Price £725,000



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## 1 CHANNEL VIEW DRIVE

Hope Cove, Kingsbridge, TQ7 3HL

### Summary:

Set in an elevated position with breathtaking sea views, this three-bedroom detached bungalow offers a fantastic opportunity to create your dream coastal home. Featuring a spacious triple-aspect lounge with an open fire, a compact fitted kitchen, and generous outdoor space including a raised seating area with a pizza oven, garage, and off-road parking for up to four cars. While some updating may be needed, the potential is endless.

### The Property:

Perched in an elevated position in a generous plot with breathtaking sea views, this detached bungalow in Hope Cove offers an exciting opportunity to create a dream coastal home. While some updating may be required, the property boasts spacious living areas, generous off-road parking for up to four vehicles, and a beautiful outdoor space perfect for enjoying the surroundings.

Inside, the bungalow features a bright, dual-aspect lounge showcasing the stunning sea views and an open fireplace making for a cosy and relaxing room. There is also plenty of room for a dining table to enjoy a meal with a view. The compact fitted kitchen is fully equipped with oven, hob and space and plumbing for a washing machine and dishwasher.

There are three double bedrooms, the main offering built-in wardrobes and countryside views.

The Family Bathroom comprises a bath with a shower over, basin and a separate WC.







### Outside:

Outside, you'll find a raised seating area with a wood-fired pizza oven, a small garden room, and further decked area.

To the front of the property, the main garden area is laid to lawn and the driveway provides access to a garage with power and lighting.

### The Location:

Hope Cove is a gem of a village situated on the South West coastpath 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.



### Further Information & Services

**Tenure:** Freehold

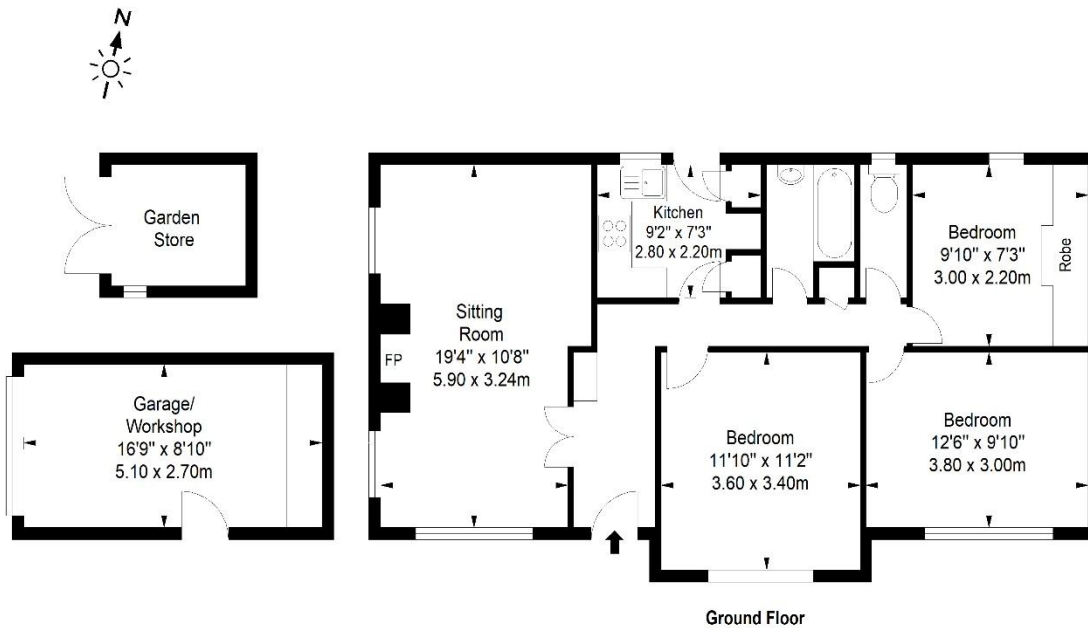
**Services:** Main water, mains electricity, electric radiators throughout.

**Council Tax:** Band E

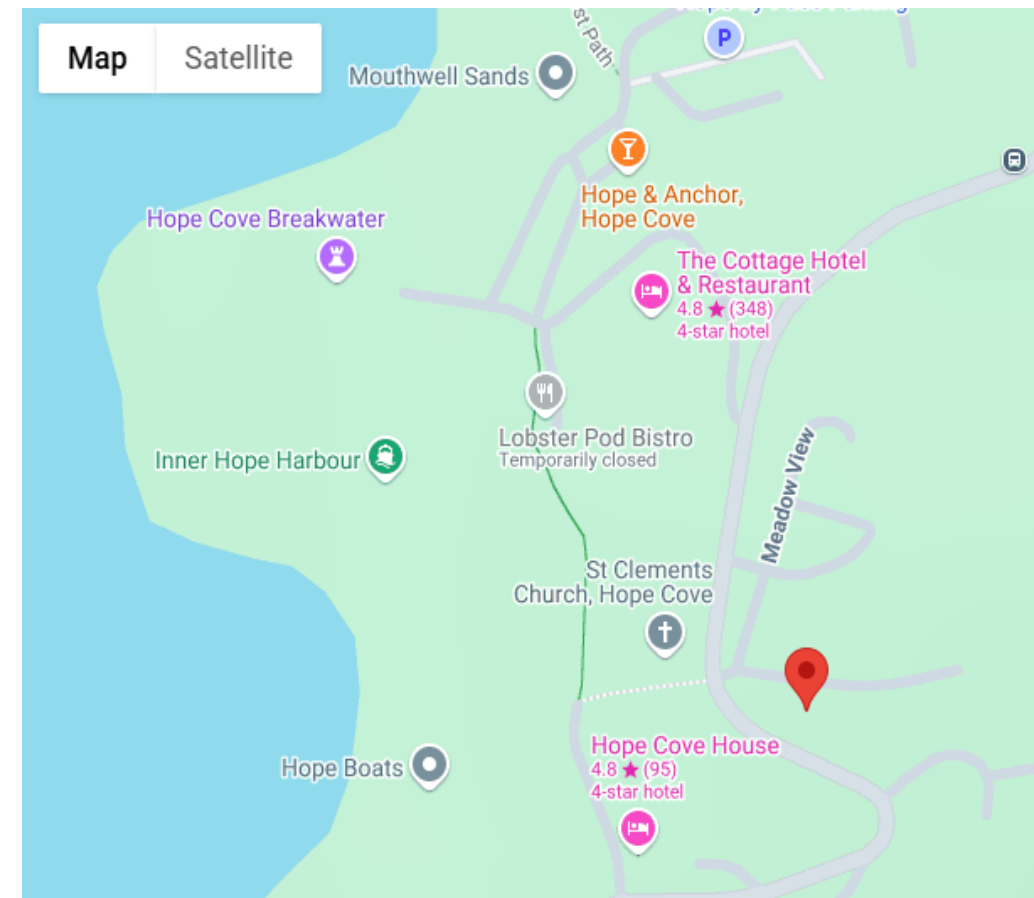
**EPC Rating:** Band E

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





Approximate Gross Internal Area = 74.98 sqm / 807 sq ft  
NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



## Viewing

Please contact our Kingsbridge Estate Agents Office on 01548856685 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		100
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(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	