



3, Sea View Gardens



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Hope Cove, Kingsbridge, TQ7 3XB

Kingsbridge 5.5 miles. Totnes Train Station 19 miles. Exeter 45 miles.

The perfect seaside home with three bedrooms, parking, garage and low maintenance gardens.

- The Perfect Seaside Home
- Town House Set Over Three Floors
- Countryside and Sea Views
- Sitting Room and Conservatory
- Three Double Bedrooms
- En-Suite and Family Bathroom
- Garage and Parking
- Low Maintenance Gardens
- Freehold
- Council Tax Band D

Guide Price £450,000

SITUATION

Hope Cove lies within the South Devon Area of Outstanding Natural Beauty. It is a small seaside village that is nestled between Salcombe to the east and Thurlestone to the west, that rests in the sanctuary of Bolt Tail in the arc of the Bay at Bigbury. It really is the place for a perfect coastal retreat where a laid back welcoming atmosphere greets you and the ideal place to enjoy the sandy beaches, fabulous bathing waters, and pretty surroundings. Once a thriving fishing village, Hope Cove is now, in the main, devoted to a relaxed style of tourism, so whether you are dreaming of relaxing on the beach, being out on the water or hiking the South West Coast Path the area really has it all.

Close-by is the market town of Kingsbridge lies at the head of the Salcombe estuary and is surrounded by beautiful rolling countryside. It offers an excellent range of shops, local services and facilities which include a Sports Centre (with a competition-size indoor swimming pool), primary and secondary schools, health centre and cottage hospital. The sailing town of Salcombe is 6 miles away whilst Totnes and Dartmouth are both within easy reach.

DESCRIPTION

A fabulous end of terrace town house within an easy stroll of the beach at Hope Cove and with views towards the sea from the first and second floors. An ideal home is this super location, lock and leave property or investment holiday home.



ACCOMMODATION

The accommodation is well-presented throughout and includes; a most useful porch, with plenty of space for coats and boots, and access into the hallway. The kitchen is fitted with a good range of wall and base units, with spaces for appliances, large picture window framing the delightful views over the surrounding rolling fields. Cloakroom/WC. The sitting room is a lovely dual aspect room with access to the conservatory/dining room which has direct access to the garden.

On the first floor there are two double bedrooms (one with pretty views over the village and towards the sea) along with a family bathroom complete with a bath with shower over, wash hand basin and WC. Stairs lead up to the principle bedroom on the second floor, which has the advantage of stunning views and an en-suite bathroom.

OUTSIDE

There are pretty, low maintenance gardens with a lovely patio, ideal for alfresco dining along with a lawn area and planted borders. There is also the huge benefit of a garage within a block located at the foot of the steps leading to the property and a parking space.

SERVICES

Mains water, drainage, electric with electric heating.
Super fast broadband is available at this location.
Full mobile coverage via EE and O2 are available at the property.

TENURE

Freehold.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

DIRECTIONS

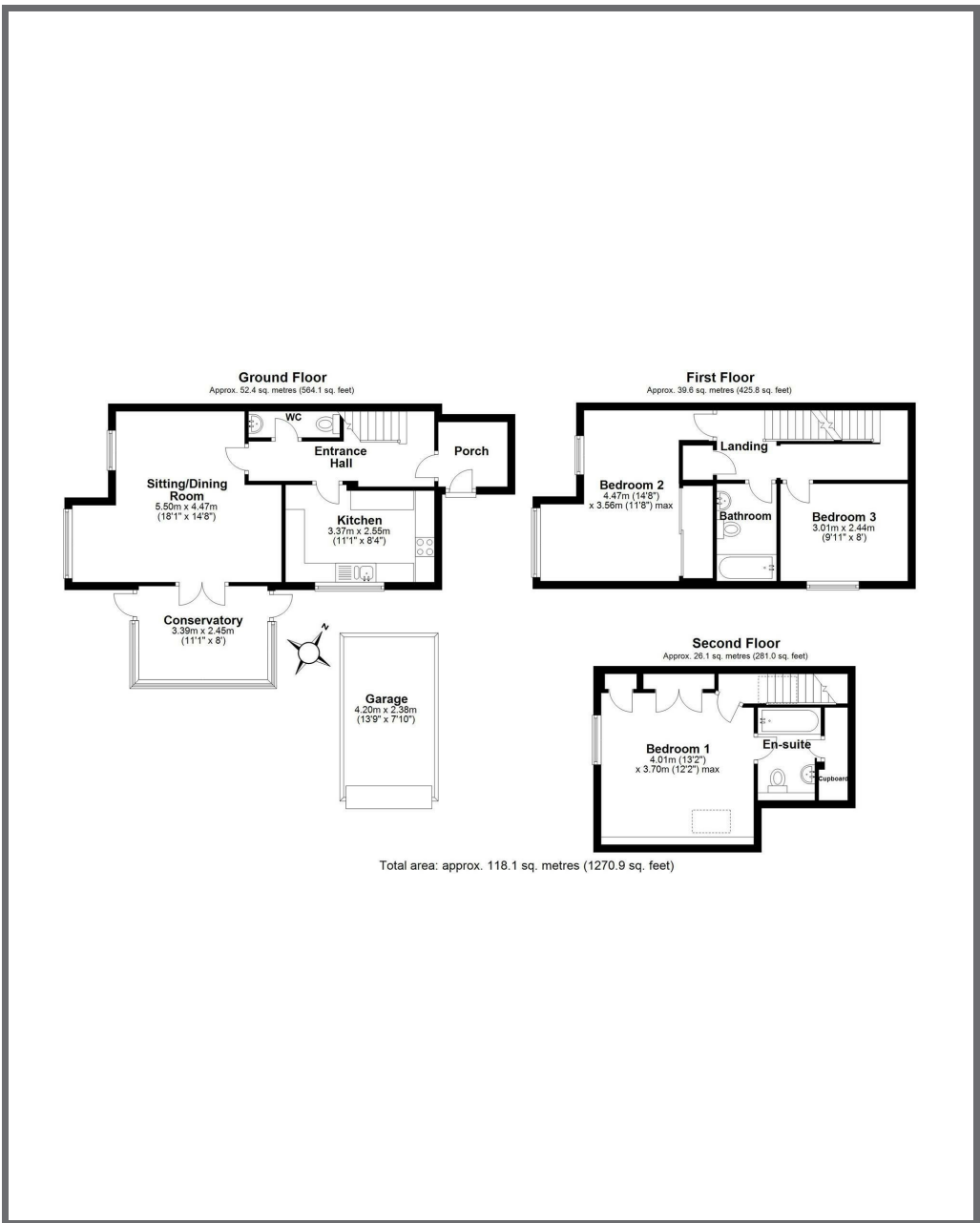
From Kingsbridge take the A381 towards Salcombe. You will pass a junction to South Huish on your right and immediately afterwards to Galampton/ Hope Cove, follow this road to Hope Cove. As you enter Hope Cove you will come to a junction to the left marked Inner Hope, take this road and almost immediately turn left again into a private road and 3 Sea View Gardens will be found at the end beyond the row of garages.

VIEWING ARRANGEMENTS

Strictly by appointment please though our Kingsbridge branch.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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