







6 West Park

Hope Cove TQ7 3HB

The village of Hope Cove has perennial appeal for those looking for coastal family holidays, especially those with children. It boasts two sandy beaches, one of which is sheltered for safe swimming, kayaking and pottering about on the water. In addition there is a popular pub, a café/bar, two hotels and a well-stocked village shop.

Located on the edge of the village, 6 West Park is an end-of-terrace duplex apartment, benefitting from fine country and sea views. The apartment enjoys communal gardens together with its own private south-facing terrace, enjoying further sea views.

An entrance porch leads you into the living room, a pleasant south facing, sunny room having mostly countryside views. This leads through to a modern and well equipped kitchen and then bedroom 4 which is currently used as a dining room. Adjacent to this room is a modern bathroom and also rear access, via a spacious and useful porch, to the large sunny terrace, with steps leading up to the allocated parking.

On the first floor the master bedroom has a large alcove window with superb countryside and sea views, filling the room with light. A family shower room is located between this bedroom and Bedroom 2, which also has sea views and good storage. A further set of stairs lead up from the rear of the property to Bedroom 3, which also has sea views, and a large storage area.

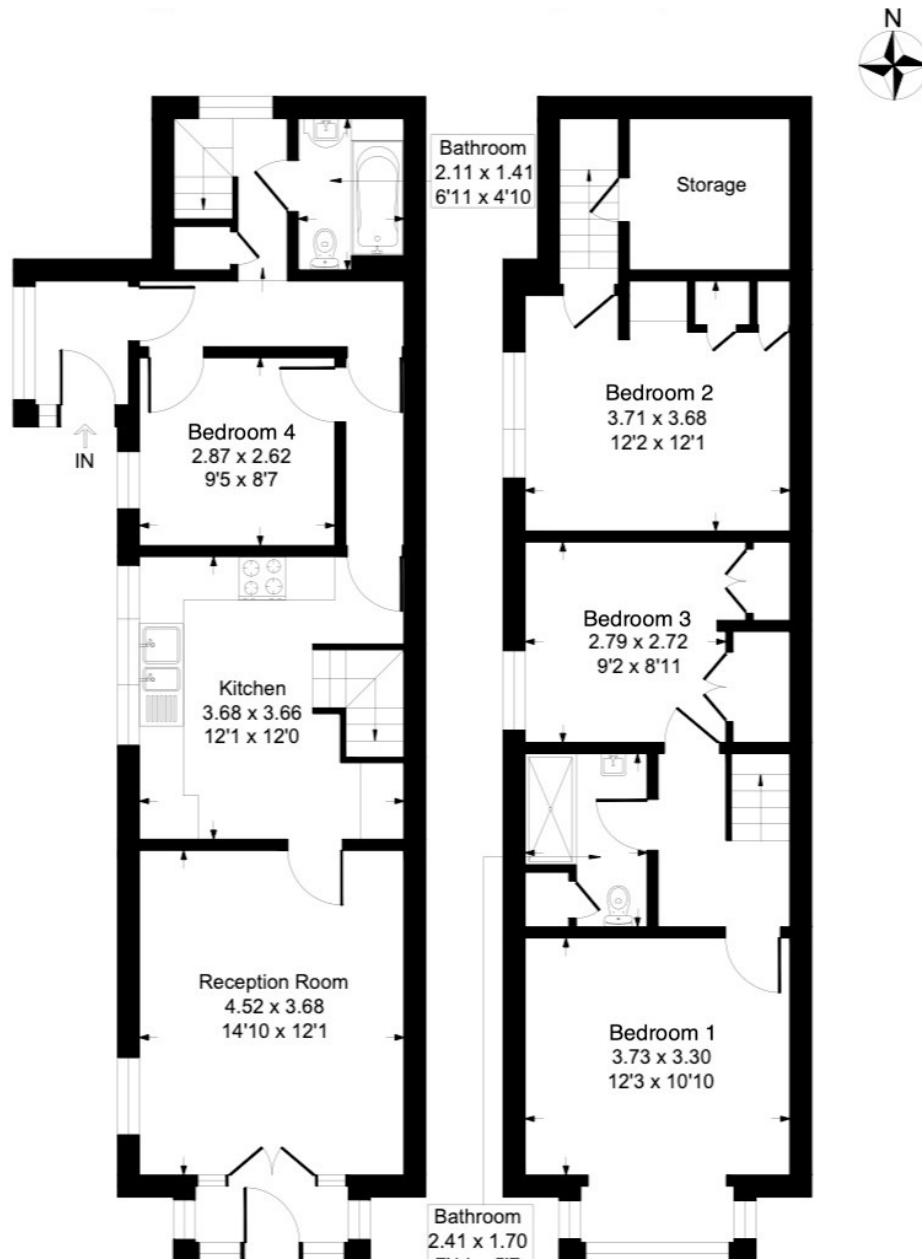
The property has an allocated parking space and there are a couple of visitor parking spaces for guests. The property is not currently let out but would make an excellent holiday rental, if required.

A light, airy and spacious duplex apartment in the popular coastal village of Hope Cove, offering sea and countryside views, 4 bedrooms and 2 bathrooms, allocated parking and a large south facing terrace

- **Sea & countryside views**
- **Well presented throughout**
- **4 bedrooms**
- **2 bathrooms**
- **Modern kitchen**
- **Private south facing terrace**
- **Allocated parking**
- **Communal gardens**
- **Close to sandy beaches**
- **Walk into the village**
- **Close to South West Coast Path**



2 Island Square, Salcombe, Devon, TQ8 8DP
Telephone 01548 845090
salcombe@luscombemaye.com
www.luscombemaye.com



SERVICES

Mains electric, water and drainage. Electric heating

COUNCIL TAX

The property is in Council Tax Band D

TENURE

Leasehold 964 years remaining. Ground rent £40 per annum. Service charge £1352.50 per annum

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 845090

DIRECTIONS

From the A381 in Malborough turn into Higher Town opposite the petrol station, following the signs for Hope Cove. Follow this road out of the village, bearing right by the church, again signposted to Hope Cove. Drive into Hope Cove and West Park is found on your right hand side immediately as you enter the village

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	45	
(21-38)	F		

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.