







## 48 Weymouth Park

### Hope Cove, TQ7 3HD

This delightful detached chalet bungalow is located on a quiet residential road, a short walk from the beach in the sought after village of Hope Cove in the South Hams.

Positioned on a generous corner plot on Weymouth Park, this lovely detached property benefits from wonderful natural light all day, excellent proportions and a good standard of finish throughout.

The bright and airy reception room features a vaulted ceiling and south facing picture window and leads back into a large open plan kitchen with adjoining dining space with beautiful sea views. From the central hallway are three double bedrooms with the main bedroom positioned at the end of the house, this main bedroom is unusually large with a modern en-suite bathroom and plenty of built in storage. There is a family bathroom which offers a sleek and contemporary finish and there is a useful utility room to the side. A discreet staircase from the living room leads down to a double bedroom and en-suite bathroom which is semi-separate from the main part of the property with external access through double doors to the rear patio.

A good size, low maintenance, south facing rear patio is very private and secluded with a large shed with well kept and established trees and shrubs and there is a smaller front lawn at the other end of the plot. Running alongside the property is excellent off-street parking on the driveway for 2-3 cars.

Hope Cove lies within the South Devon Area of Outstanding Natural Beauty (AONB), situated near Kingsbridge and Salcombe is an ever popular destination in South Devon. What was once a thriving fishing village, Hope Cove enjoys sheltered sandy beaches, safe bathing waters, and thatched cottages dressed in pastel hues, and the laid back, welcoming atmosphere makes it the perfect place for a coastal home.

A superb detached chalet bungalow with sea views and excellent parking on a quiet residential road in the wonderful coastal village of Hope Cove.

- Coastal village location
- A short walk to the beach
- Spacious accommodation
- Light and bright throughout
- Sea views and rural outlook
- Four double bedrooms
- Three bathrooms
- Secluded patio garden
- Excellent off street parking
- EPC rating E



2 Island Square, Salcombe, Devon, TQ8 8DP  
Telephone 01548 845 090  
salcombe@luscombemaye.com

[www.luscombemaye.com](http://www.luscombemaye.com)

## 48 Weymouth Park, Hope Cove, Kingsbridge, TQ7 3HD

Approximate Gross Internal Floor Area = 137.6 sq m / 1481 sq ft

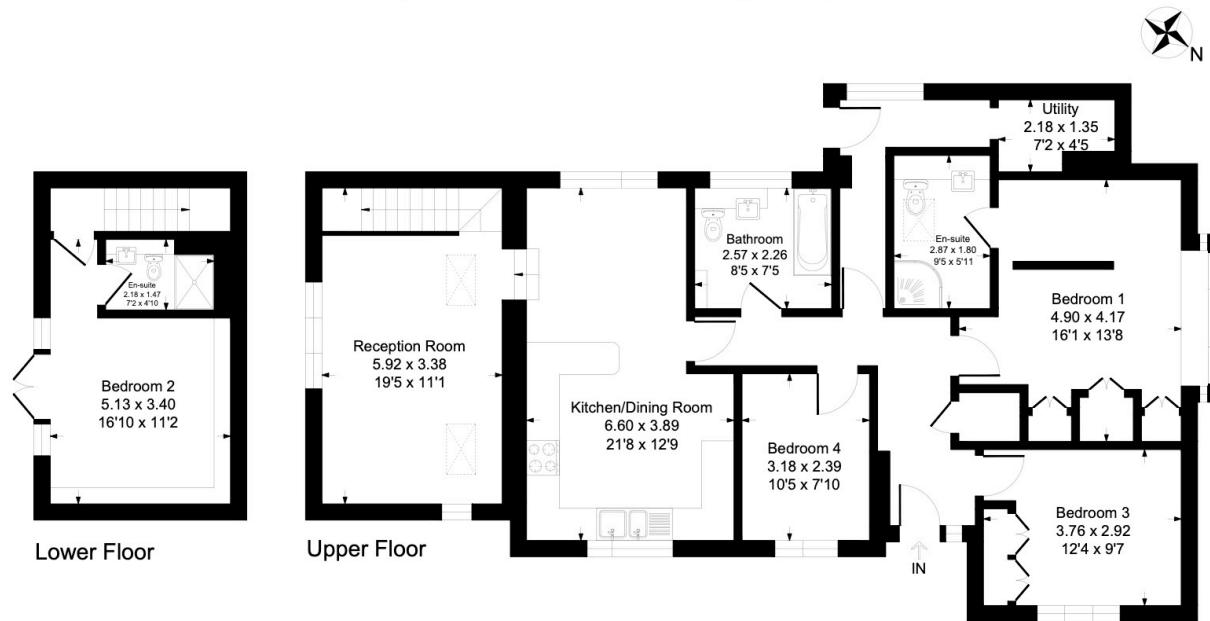


Illustration for identification purposes only, measurements are approximate, not to scale.



### SERVICES

Mains electric, water & drainage. Oil fired central heating.

### COUNCIL TAX

The property is in Council Tax Band E

### TENURE

Freehold

### LOCAL AUTHORITY

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

### VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01752 880044.

### DIRECTIONS

On the A381 from Kingsbridge drive for roughly 2 miles and turn right on to Burleigh Lane at the sign post for Hope Cove and continue through the hamlet of Galmpton. As you approach Hope Cove turn right into Weymouth Park, continue up the hill and the property is on the top corner on the left.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E	42	
(21-38)	F		