







4 Fern Lodge

Grand View Road, Hope Cove, TQ7 3HF

4 Fern Lodge is a ground floor apartment and one of two that make up this small detached residential building on Grand View Road. Occupying all of the ground floor, the apartment benefits from its own private entrance and windows on every side. In excellent order throughout, the property has a bright living/dining room, separate modern kitchen, two bedrooms (a double bedroom and a bunk bed room) and a family shower room.

Grand View Road is a quiet village street, with an eclectic mix of houses and apartments, leading straight to the sea, ending at the coastal path which takes you down to the beach and into the heart of the village itself. This apartment is a perfect coastal retreat and has always proved incredibly popular and offers a consistent track record of holiday letting income.

Hope Cove is a small fishing village with two sandy beaches, a village shop, a pub and a The Cove Café Barn. Very popular with families, it is a charming holiday location. The nearby town of Salcombe offers a wide range of water activities, restaurants and pubs along with superb shopping opportunities, with an even wider range of shops and recreational amenities available in nearby Kingsbridge.

A charming two bedroom ground floor apartment a short walk from the beach with allocated off-street parking in the beautiful coastal village of Hope Cove, ideal as a holiday home or investment property

- **Ideal coastal apartment**
- **A short walk from the beach**
- **Friendly local community**
- **Sought after Devon location**
- **Naturally light throughout**
- **Good standard internally**
- **Two bedrooms**
- **Lovely country views**
- **Off-street allocated parking**
- **Perfect holiday apartment**



2 Island Square, Salcombe, Devon, TQ8 8DP
Telephone 01548 843090
salcombe@luscombemaye.com

www.luscombemaye.com

4 Fern Lodge, Grand View Road, Hope Cove, TQ7 3HF

Approximate Gross Internal Floor Area = 37.3 sq m / 402 sq ft

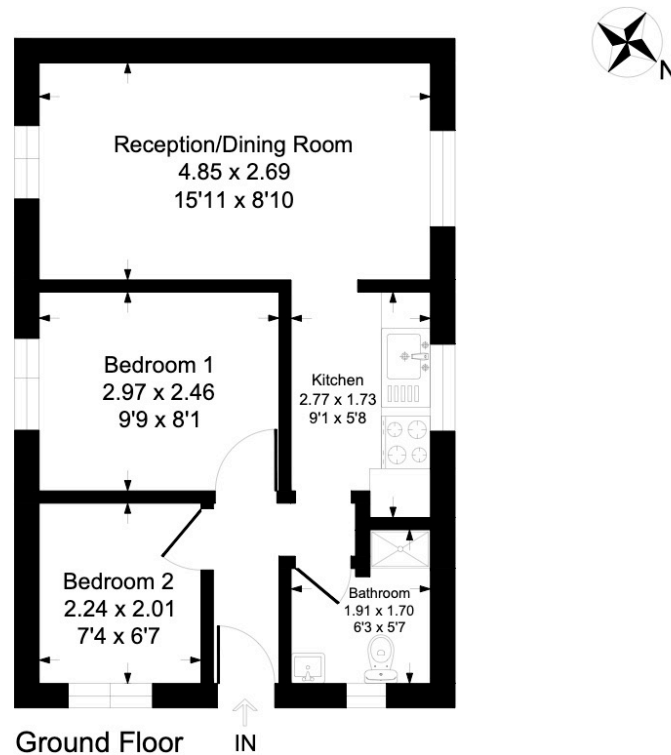


Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

Mains electric, water and drainage. Electric heating.

COUNCIL TAX

The property is in Council Tax Band A

TENURE

Leasehold with a 25% share in the freehold. Lease is 999 years from 2000

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

On entering the village of Hope Cove, take the first turning on the right into Weymouth Park. Take the first left into Grand View Road and Fern Lodge will be found after a short distance on the left hand side.

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.

