

A recently renovated detached bungalow with stylish open plan interiors and four bedrooms in a secluded position in the charming coastal village of Hope Cove.

- Contemporary coastal retreat
- Modern and stylish interiors
- Bright accommodation
- Detached bungalow
- Four bedrooms
- Secluded patio and gardens
- Garage and driveway
- Charming South Hams village
- Quiet cul-de-sac
- Close to the beach
- Successful holiday let

## Osprey

17 Weymouth Park, Hope Cove, TQ7 3HD

This superb detached bungalow has been redesigned and modernised to provide a contemporary coastal residence in the idyllic village of Hope Cove.

Elegant and stylish throughout, Osprey features beautiful central open-plan spaces housing a living room with wood burner, a dining area and sleek kitchen with natural light flooding from front to back. Patio doors lead out to a large patio area which is private and secluded with hot tub and space for outside entertaining. This patio and the entire property is surrounded by tasteful landscaped gardens. Benefitting from four double bedrooms, two bathrooms (one of which is en-suite) and a guest WC, there is also a versatile loft room accessed via a paddle staircase. To the front of the property is a substantial driveway with space for several vehicles and access to a generous garage, workshop and storage area.

This property is a successful holiday let.

Hope Cove is a short drive from the renowned sailing town of Salcombe and the thriving estuary town of Kingsbridge, the neighbouring village of Thurlestone offers a spectacular 18 hole links golf course and an excellent hotel and spa. The A38 is circa 10 miles north offering access to the motorway network by car, with the historic market town of Totnes 15 miles North East offering a eclectic local shops and cafes and a train station and the city of Plymouth a similar distance to the North West. Hope Cove is the perfect place from which to explore all of the South Hams and the West Country with peaceful coastal living on your doorstep.



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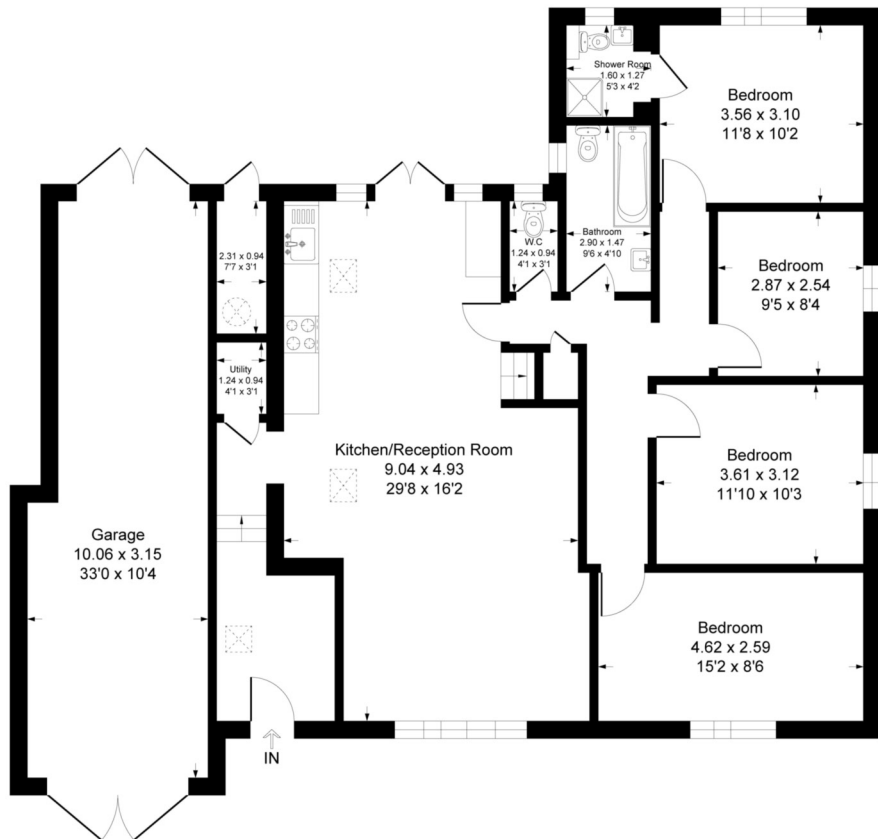
[www.luscombemaye.com](http://www.luscombemaye.com)

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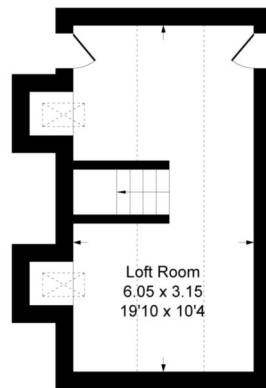
Approximate Gross Internal Floor Area = 138.3 sq m / 1490 sq ft

Garage Area = 28.8 sq m / 311 sq ft

Total Area = 167.2 sq m / 1800 sq ft



Ground Floor



First Floor

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



### SERVICES

Mains electric, water & drainage. Oil fired central heating

### COUNCIL TAX

This property pays business rates with a rateable value of £2900.

### 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 and then right again heading to the end of the cul-de-sac, Osprey is tucked away in the top left corner.

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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		60
(39-54)	<b>E</b>	48	
(21-38)	<b>F</b>		