







26 Weymouth Park

Hope Cove, TQ7 3HD

26 Weymouth Park is situated on a quiet residential street within the charming fishing village of Hope Cove just a short walk from the sandy beaches of Outer and Inner Hope.

Offering spacious accommodation throughout 26 Weymouth Park enjoys a large reception room with beautiful views across the rolling countryside and a well equipped kitchen with room for a small breakfast table and access out into the rear garden. The bungalow benefits from three bedrooms two of which are doubles and all have inbuilt storage serviced by a family bathroom and separate WC.

The property enjoys a gently sloping laid to lawn garden to the rear alongside a further laid to lawn garden bordered with hedges and shrubs, a small terrace, off road parking and a single garage to the front.

Hope Cove lies within the South Devon Area of Outstanding Natural Beauty (AONB) between the market town of Kingsbridge and sailing town of Salcombe. The village enjoys two pubs, golden sandy beaches, picturesque thatched cottages and access onto the South West Coast path making it the perfect place for a coastal home.

- **Popular village location**
- **Three Bedrooms**
- **In need of some modernisation**
- **Sea views**
- **Detached bungalow**
- **Short walk to the beach**
- **Front and rear gardens**
- **Garage and driveway parking**
- **Light and bright throughout**
- **Charming outlook**



2 Island Square, Salcombe, Devon, TQ8 8DP

Telephone 01548 843593

salcombe@luscombemaye.com

www.luscombemaye.com

A three bedroom bungalow situated on a popular residential road within the picturesque fishing village of Hope Cove with beautiful rural and coastal outlooks, off road parking and lovely front and rear gardens.

26 Weymouth Park, Hope Cove, Kingsbridge, TQ7 3HD

Approximate Gross Internal Floor Area = 100.8 sq m / 1086 sq ft
 Garage Area = 12.1 sq m / 131 sq ft
 Total Area = 112.9 sq m / 1217 sq ft

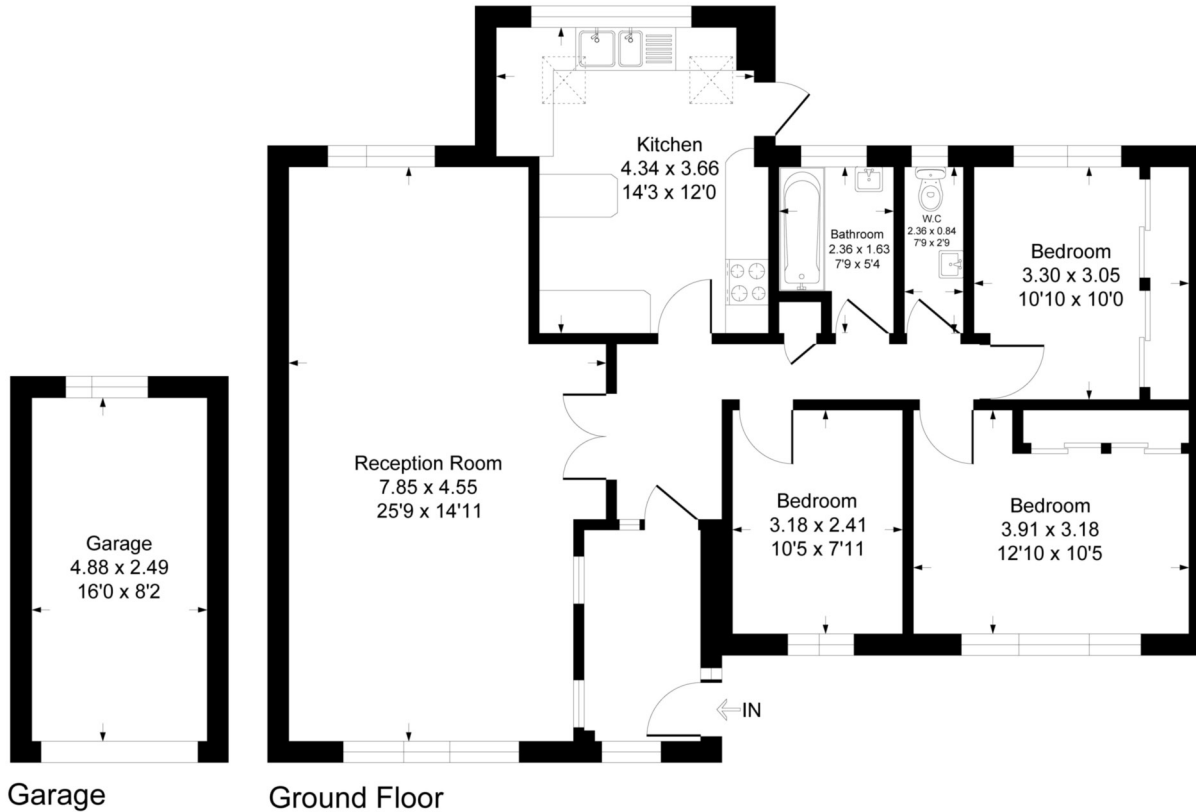


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



SERVICES

Mains electricity, water and 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 01548 845 090.

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 round to the left and the property will be found a short distance down on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		