







Corinium

4 Grand View Road, Hope Cove TQ7 3HE

Corinium is situated on the ever popular Grand View Road within the charming fishing village of Hope Cove just a short walk from the sandy beaches of Outer and Inner Hope. Offering spacious accommodation this charming bungalow, with great potential, enjoys a spacious reception room, with large sliding doors onto a secluded patio and beautiful views across the rolling countryside, together with a well equipped kitchen including a convenient breakfast bar, having a large opening into the living room. To the front, the master bedroom overlooks the pretty south facing garden. The second bedroom / separate dining room has patio door access out into the garden to the rear. The family shower room and a separate WC can also be found on the ground floor. A staircase leads from the living room to two spacious loft rooms, both with an abundance of eaves storage. There are oil fired central heating radiators throughout the property.

To the rear, the property offers a large garden with a variety of shrubs, hedges and various fruit trees alongside a small fish pond, greenhouse and patio overlooking the countryside. To the front there is a further, mainly laid to lawn garden and patio area enjoying views and glimpses of the sea, facing predominantly south. Corinium also has the benefit of a single garage and driveway parking.

Hope Cove lies within the South Devon Area of Outstanding Natural Beauty (AONB) between the market town of Kingsbridge and the sailing town of Salcombe.



2 Island Square, Island Street, Salcombe, Devon,
TQ8 8DP
Telephone 01548 843593
salcombe@luscombemaye.com
www.luscombemaye.com

A charming two bedroom detached bungalow with great potential in the popular fishing village of Hope Cove, just a short walk to the nearby sandy beaches of Outer and Inner Hope, with pretty gardens, parking and garage

- Coastal location
- Detached bungalow
- In need of modernisation
- Two double bedrooms
- Potential loft conversion
- Driveway
- Pretty rear garden
- Walking distance to beaches
- Long single garage
- Close to village centre

Corinium, Grand View Road, Hope Cove, TQ7 3HE

Approximate Gross Internal Floor Area = 106.7 sq m / 1149 sq ft
Garage Area = 16.1 sq m / 174 sq ft
Total Area = 122.8 sq m / 1323 sq ft

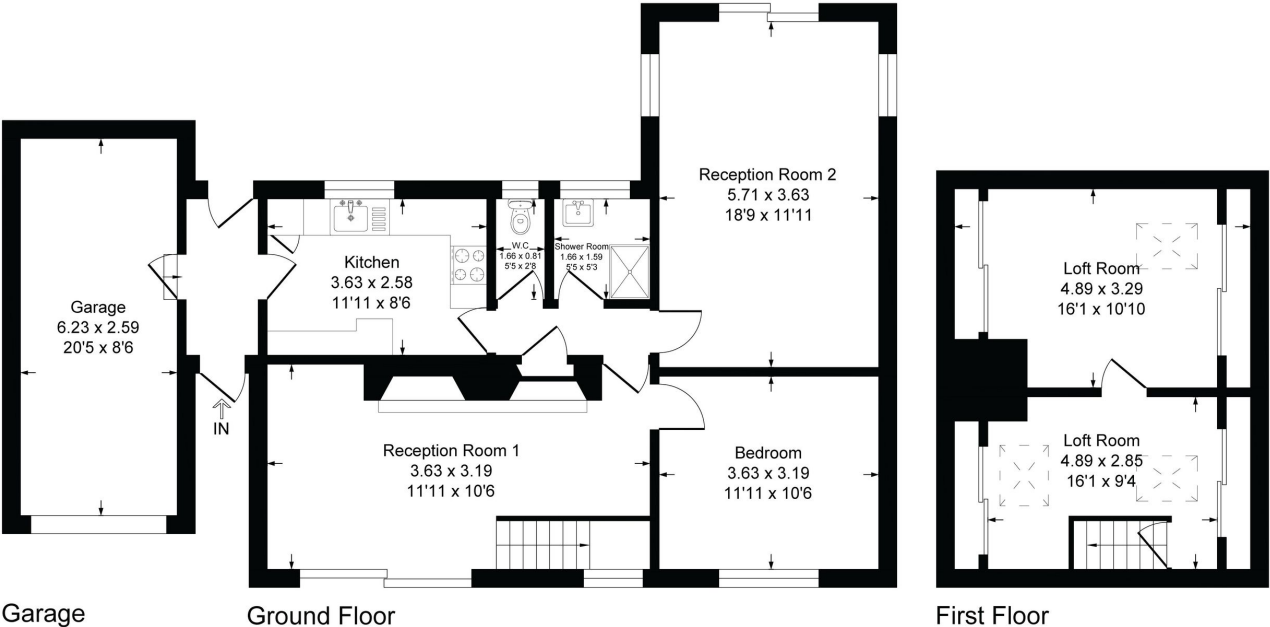


Illustration for identification purposes only, measurements are approximate, not to scale.



FURTHER INFORMATION

As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you. However, we recommend that you verify any information given during the conveyance process.

Council Tax: Band E
Tenure: Freehold
Construction: Believed to be of standard construction
Electric: Mains
Water: Mains
Heating: Oil
Sewerage: Mains
Broadband: ADSL
Mobile signal: Please check the Ofcom website
Parking: Garage and driveway

Local Authority: South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234
Viewing: Strictly by appointment with Luscombe Maye
Directions: On the A381 from Kingsbridge drive for roughly 2 miles and turn right 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 turn immediately left on to Grand View Road. Corinium is found shortly on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		