







Harmur

Beacon Reach, Grand View Road, Hope Cove, TQ7 3HF

Harmur is a delightful apartment located on Grand View Road, a quiet residential street leading directly to the coast path and the beach below, it is part of a small residential conversion named Beacon Reach which was originally built in the early twentieth century.

Arranged over two floors and accessed from the rear of the building through a private entrance, the property features an open plan living room and kitchen which opens to a south facing balcony with beautiful country and sea views. There are two double bedrooms and a third single room with a bathroom on each floor.

The property is in good condition throughout and is an established holiday let, Harmur benefits from large communal front gardens and an allocated parking space.

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.



2 Island Square, Salcombe, Devon, TQ8 8DP
Telephone 01548 843090
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A charming three bedroom duplex apartment with parking and sea views in the wonderful coastal village of Hope Cove in the South Hams.

- **Stunning coastal location**
- **Sea and country views**
- **Charming Devon village**
- **Duplex apartment**
- **South facing balcony**
- **Three bedrooms**
- **Two bathrooms**
- **Allocated parking space**
- **A short level walk to the beach**
- **Established holiday let**

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Approximate Gross Internal Floor Area = 68.1 sq m / 734 sq ft

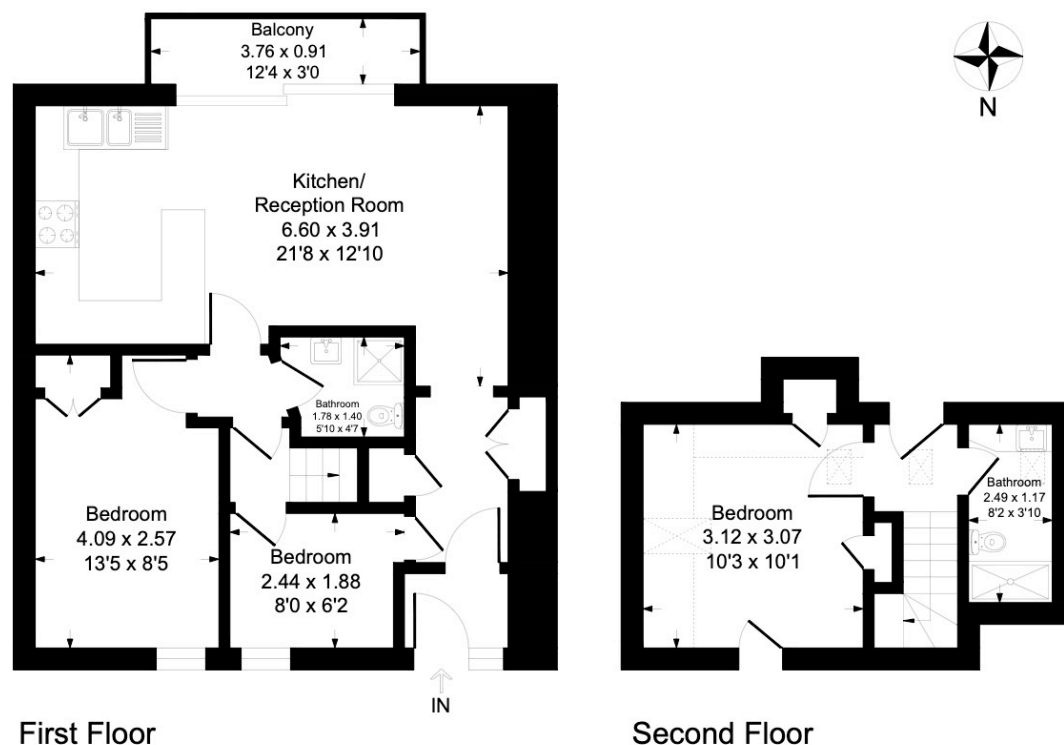


Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

Mains electric, water & drainage.

COUNCIL TAX

No residential council tax

TENURE

Leasehold - 999 years from 1 January 1991. Management charge circa. £1,092 pa

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 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 left on to Grand Union Road, Harmur is a short way along 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 | | 75 |
| (55-68) D | | |
| (39-54) E | 51 | |
| (21-38) F | | |