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NO.6 THE LANTERNS

HOPE COVE



TQ7 3HE



APARTMENT NO. 6

GROUND FLOOR

Entrance Hallway | Bedroom 1 | Study | Open-Plan Kitchen/
Living/ Dining Room | Bathroom

EXTERNAL

Allocated Parking Space | Patio



“A ground floor apartment with outdoor space and parking”...

Positioned overlooking the spectacular coastline of Hope Cove, The Lanterns offers an exceptional opportunity to enjoy contemporary coastal living in a truly idyllic setting.

- Spectacular open-plan living with access to patio
- Spacious one bedroom with versatile study
- Walking distance to pubs, restaurants and village shop
- Idyllic coastal location
- The property is subject to a restriction permitting holiday letting use only.

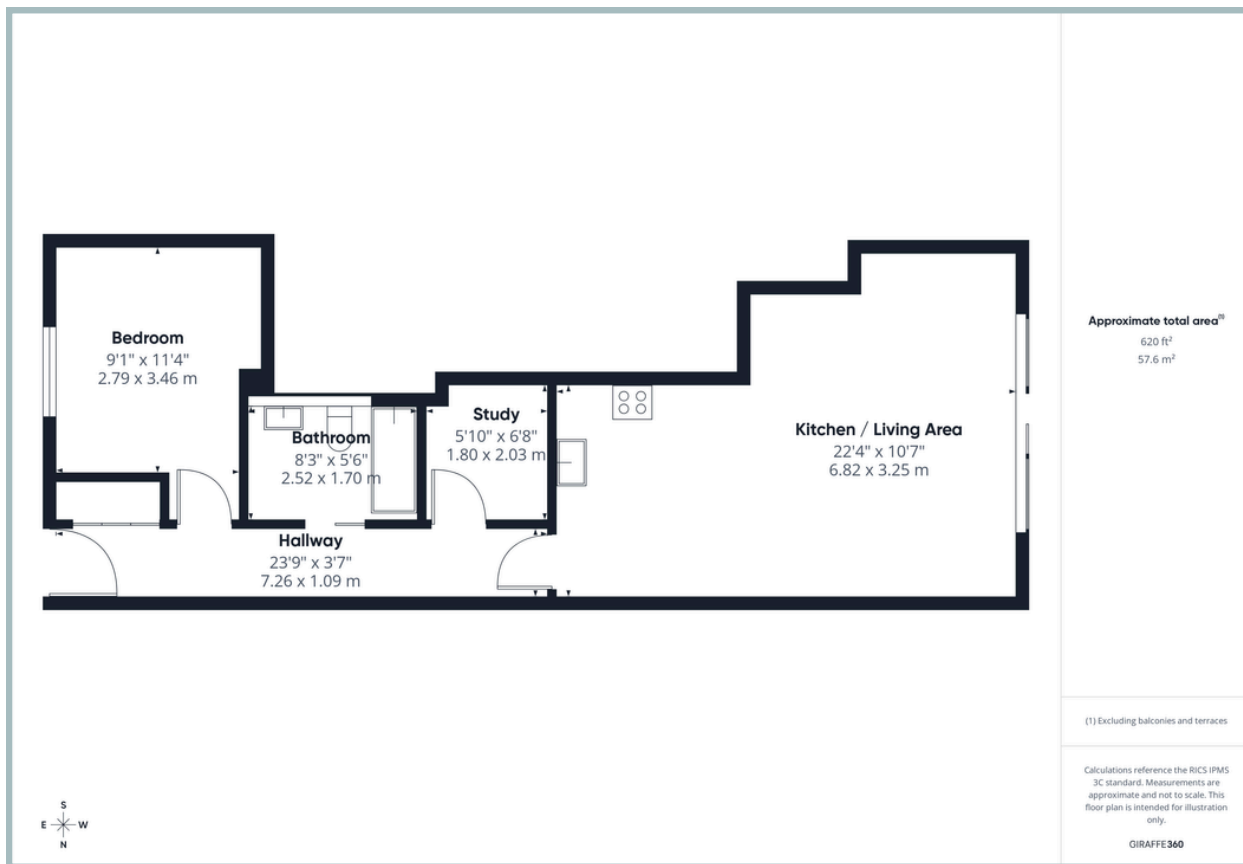
The principal bedroom is positioned at the front of the apartment and is particularly generous, with ample space for a king-size bed and additional storage. The bathroom, fitted with a shower over the bath, is located between the bedroom and a versatile study, which can be adapted to suit a range of uses.

Moving through, the apartment opens into an impressive open-plan living area. This well-proportioned space seamlessly combines the kitchen, dining and living areas. The kitchen is well-appointed with integrated appliances and generous worktop space, designed to complement the layout without compromising on style.

Sliding doors lead directly from the living area onto a private patio, a real suntrap and perfect for outdoor seating. The space is thoughtfully framed by sleepers, with a built-in bench providing an ideal spot to sit and enjoy the surroundings. The apartment further benefits from an allocated parking space and direct access to the South West Coast Path. Steps lead down into the village. It also has successful record as a holiday let, with income figures available upon request.



TOTAL APPROXIMATE AREA: 57.6 SQ M 620 SQ FT



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Tenure: Leasehold with a remainder of 999 years from 2022

Council Tax Band: N/A as currently business rated.

Local Authority: South Hams District Council

Services: Main electricity, water, drainage. Calor Gas. Gas boilers with wet UFH heating.

Service Fee: Approx. £1800 per annum

Ground Rent: Peppercorn

EPC: Current C (79) Potential C (79)

Viewings: Very strictly by appointment only

Location: Hope Cove is a hidden gem. The village has a laid back and quiet feel, with two beautiful and easily accessible beaches which are perfect for surfing, paddle boarding and sailing. The mix of sandy and rocky terrain make the beaches ideal for families who want to build sandcastles and explore rockpools, and the harbour wall is a great spot for crabbing. There are lifeguards on duty during the summer months and the water quality has been designated as excellent, with seals often seen from the beaches. Hope Cove has two excellent village pubs and a handful of restaurants including the highly recommended Lobster Pod Bistro. The village shop is well equipped. Hope Cove hosts 'Hope Cove Week' each August bank holiday, this a lively and fun family festival with lots going on for all to enjoy.

What Three Words: ///circus.replying.tiles

Salcombe 4.5 miles - Totnes 18.1 miles (Railway link to London Paddington) - Kingsbridge 5.3 miles
All Approximate