



Sunnyside



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Hope Cove, Kingsbridge, TQ7 3HG

Kingsbridge 5.5 miles. Totnes Train Station 19 miles. Exeter 45 miles

A well-presented detached three-bedroom property situated in the sought after location of Hope Cove, with a private driveway, single garage and gardens surrounding the property.

- No onward chain
- Three double bedrooms
- Versatile Converted Basement
- Driveway & Garage
- Freehold
- Generous Living Areas with Wood-Burning Stove
- Two Bathrooms
- Mature Gardens with Paved Sun Terrace
- Council Tax - Business Rates

Guide Price £600,000

Hope Cove lies within an Outstanding Natural Beauty. It is a small seaside village nestled between Salcombe to the east and Thurlestone to the west. It really is a perfect coastal retreat where a laid back welcoming atmosphere greets you and the ideal place to enjoy sandy beaches, fabulous bathing waters and pretty surroundings. Close-by is the market town of Kingsbridge, which lies at the head of the Salcombe estuary and is surrounded by beautiful rolling countryside. It offers an excellent range of shops, local services and facilities which include a Sports Centre, primary and secondary schools, health centre and cottage hospital. The sailing town of Salcombe is just six miles away whilst Totnes and Dartmouth are both within easy reach.

Sunnyside is a charming detached three-bedroom residence, just a short stroll from the beach. This wonderful property comprises, kitchen, dining, sitting room, family bathroom and two double bedrooms to the ground floor. The first-floor landing leads to a large double bedroom and a separate shower room. The converted basement can be accessed from the rear garden and offers a comfortable space with a variety of uses. External benefits include an attractive garden with paved sun terraces and a gated driveway with garage.

Services - Mains electricity, water & drainage.
LPG - Oil Tank for heating & cooking.
Broadband high speed fibre.





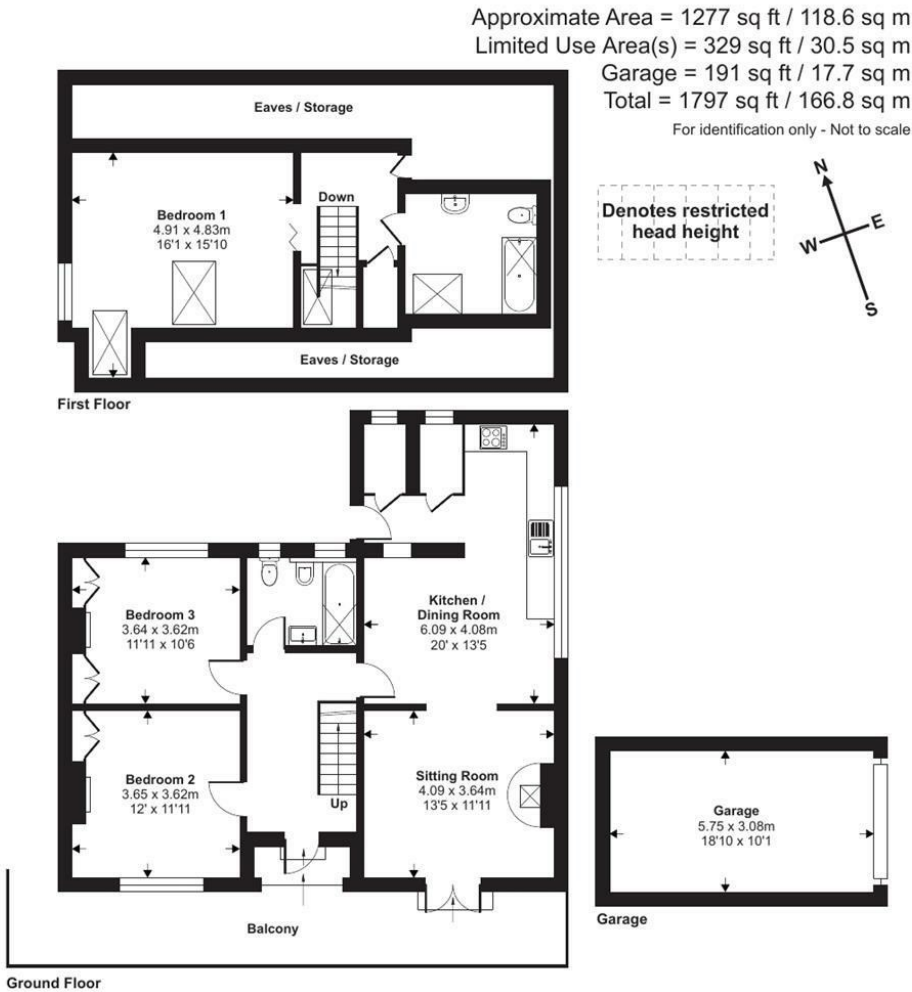
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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