



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.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

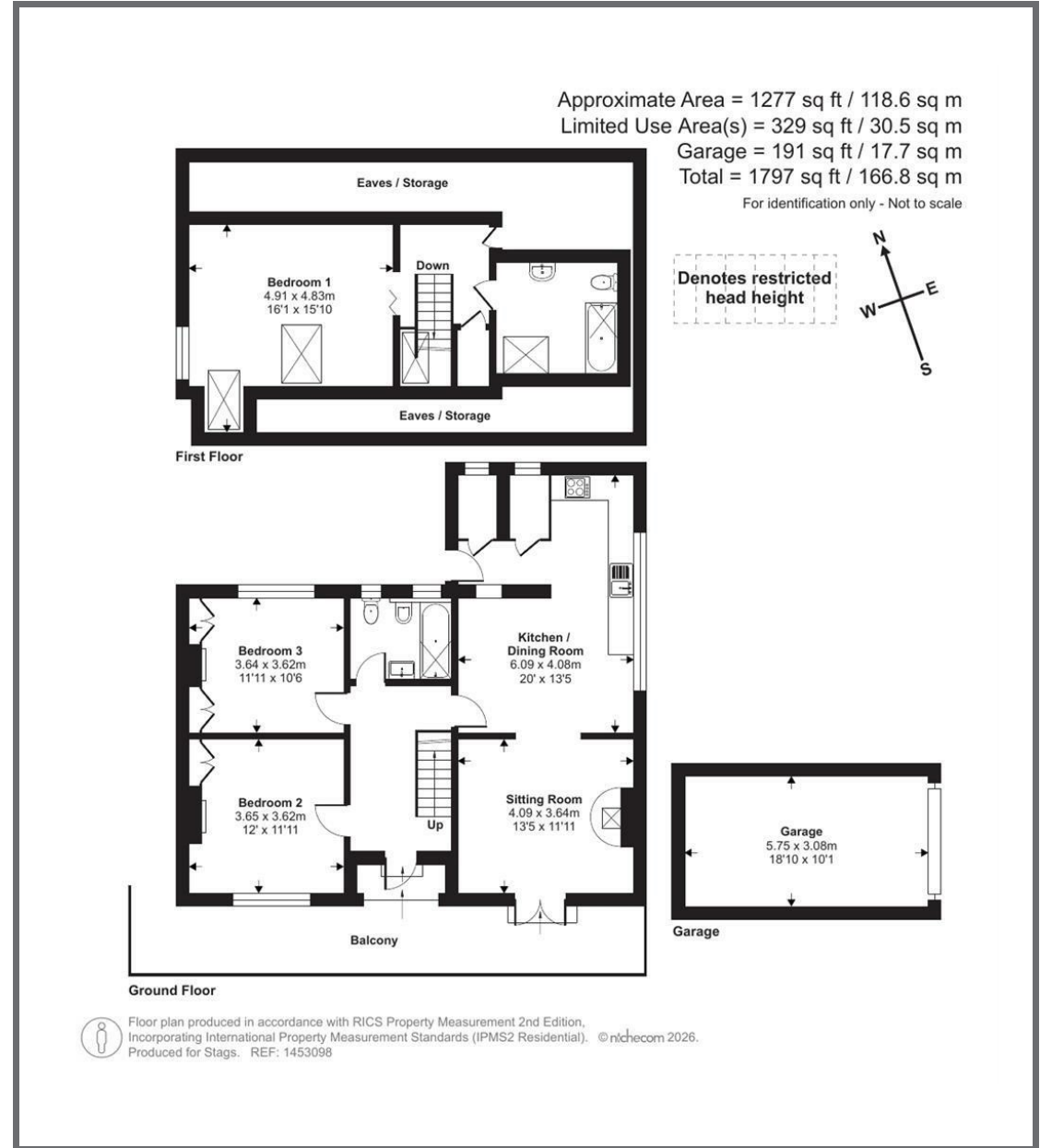


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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