



17 Weymouth Park, Hope Cove

Guide Price £695,000

HARRIET
GEORGE

17 Weymouth Park

Hope Cove, Kingsbridge

A beautifully presented bungalow with easily maintained garden and double length garage on the edge of this charming coastal village.

Hope Cove, a charming old fishing village, is conveniently located between the famous sailing centre of Salcombe and Thurlestone with its spectacular 18 hole links golf course. The village boasts two sandy beaches from which a small craft can be launched with ease and is set amongst dramatic scenery created by the National Trust owned cliffs and headlands that can be accessed by the South Devon Coastal Path.

Hope Cove is a short drive from the popular sailing and holiday town of Salcombe and Kingsbridge offers extensive shopping facilities including a health centre, small hospital and sports centre. The neighbouring village is Thurlestone which has a 4 star hotel, together with pub, post office / general stores, church, spectacular 18 hole golf course and highly regarded primary school.

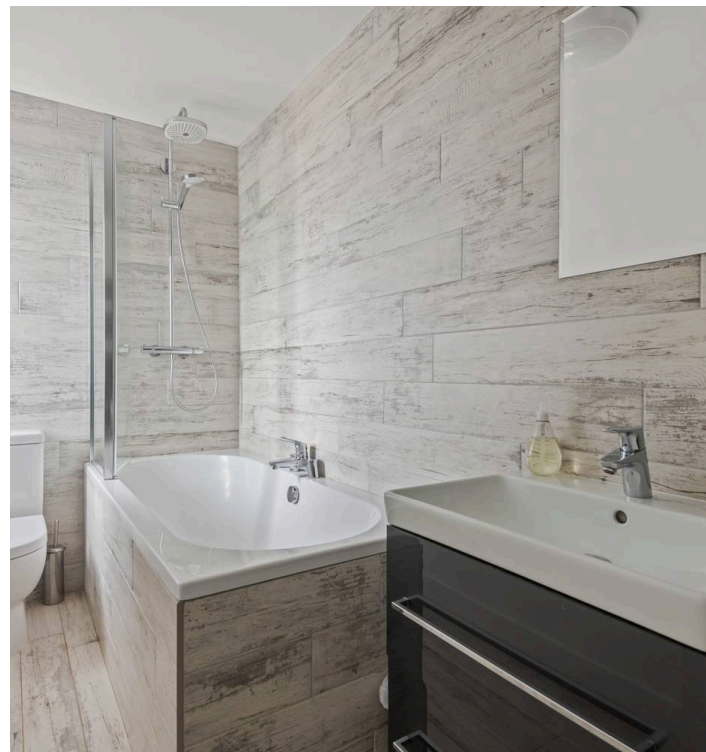
17 Weymouth Park is in a peaceful position and the gardens are wonderfully private.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D



The property was completely refurbished about 9 years ago and the bright spacious 4 bedroom accommodation has been well maintained since and recently redecorated.

The contemporary open plan kitchen dining living area has a corner wood burning stove with slate feature wall behind and French doors from the kitchen open on to the south west facing patio. There are four double bedrooms, one has an en-suite shower room and the others share a family bathroom. There is also a separate guest cloakroom.

A large driveway at the front of property provides parking for several vehicles and leads to an attached garage with power and light.

The gardens are wonderfully private, dog proof and landscaped for ease of maintenance. The patio with hot tub enjoys sun until late in the day and there is a raised lawn.

The property has been successful let for a number of years and rental figures are available on request.

SERVICES

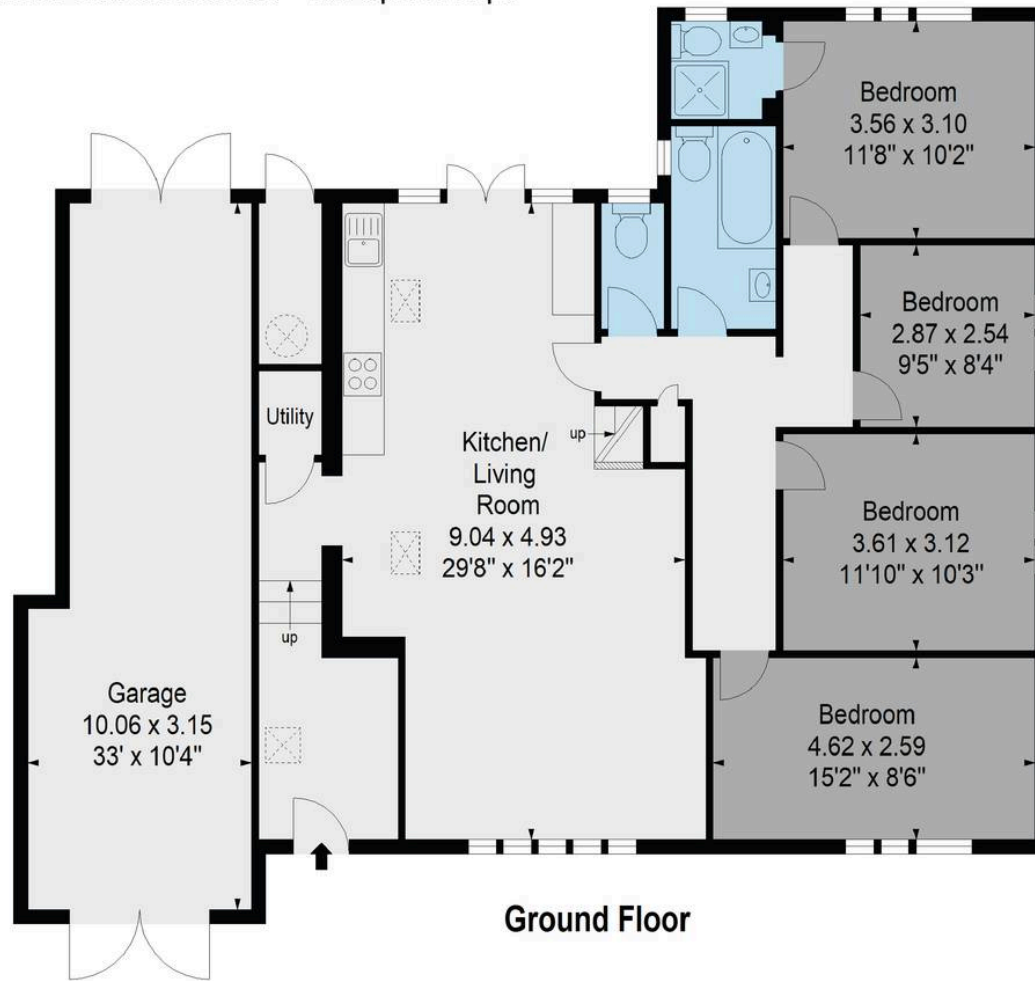
Mains water, drainage and electricity. Electric underfloor heating. Solar panels.

DIRECTIONS

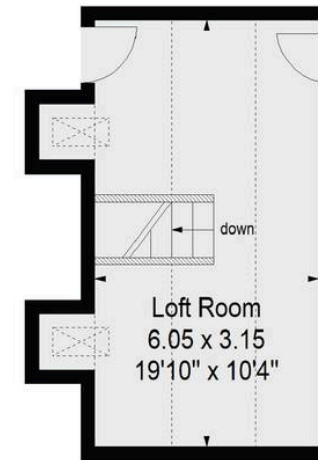
Turn off the Salcombe/Kingsbridge road at Malborough, following the signs for Hope Cove. After passing the church in Malborough bear right and continue through the village of Galmpton and towards Hope Cove. On reaching Hope Cove take the first turning right which leads into Weymouth Park. Take the next right and 17 Weymouth Park will be found on the left hand side.



Approximate Gross Internal Area = 138.3 sqm / 1490 sq ft
(Excluding Garage)
Garage
Approximate Gross Internal Area = 28.8 sqm / 311 sq ft



Ground Floor



First Floor



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

Harriet George Properties Limited

Unit 1, Kings Market, 74 Fore Street - TQ7 1PR

01548 859905 • harriet@harrietgeorge.co.uk • harrietgeorge.co.uk/

All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.