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NO.9 THE LANTERNS

KINGSBRIDGE



TQ7 1PG

APARTMENT NO.9

GROUND FLOOR

Entrance Hallway | Bedroom 1 With En-Suite | Bedroom 2 |
Bedroom 3 | Bathroom

EXTERNAL

Two Allocated Parking Spaces | Balcony



“A first floor 3 bedroom apartment with sea views 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.

- 3 Bedrooms, 1 with en-suite shower room
- Stunning open-plan living with panoramic sea views
- Idyllic coastal location
- Walking distance to pubs, restaurants and village shop
- The property is subject to a restriction permitting holiday letting use only.

On entering the apartment, bedroom three is positioned to the front and is currently arranged with bunk beds. Continuing along the hallway, the accommodation opens out to the right, where the remaining two bedrooms are located. The principal bedroom enjoys sea views and benefits from an en suite shower room, while the second bedroom is a well-proportioned double. The family bathroom is fitted with a shower over the bath.

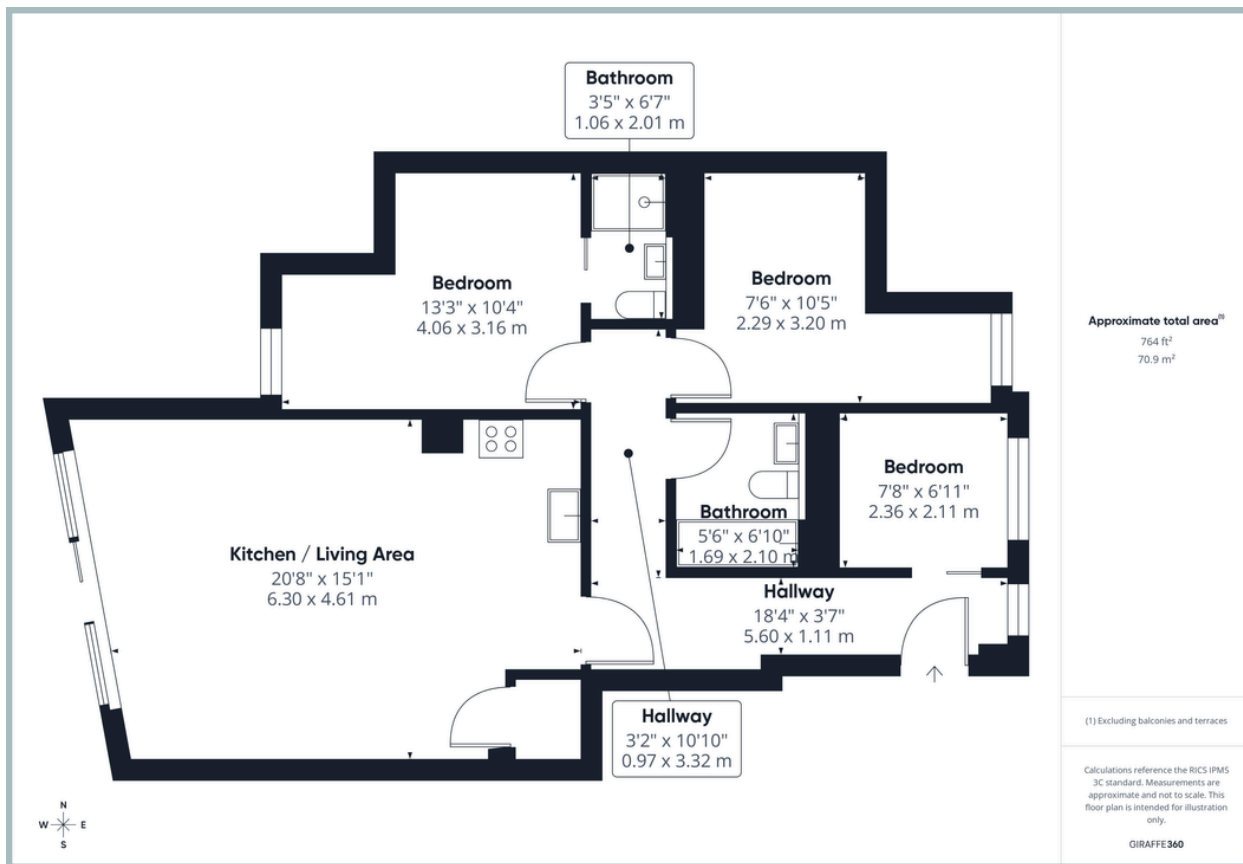
The apartment opens into a stunning open-plan kitchen, living and dining area – perfectly positioned to maximise the breathtaking sea views. Large windows flood the space with natural light, creating a bright and inviting setting. The kitchen is sleek and functional, with integrated appliances.

Sliding doors lead out onto the balcony, where you can take in the uninterrupted sea views and enjoy the renowned Hope Cove sunsets – widely regarded as some of the most spectacular along the South Devon coastline.

The apartment benefits from two allocated parking spaces and direct access to the South West Coast Path. Steps lead down into the village. The property also has a successful history as a holiday let, with income figures available upon request.



TOTAL APPROXIMATE AREA: 70.9 SQ M 764 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