



Thornlea View



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Hope Cove, Kingsbridge, Devon, TQ7 3HB

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

A well-presented four bedroom first floor apartment in the sought after location of Hope Cove, with a private parking and views of surrounding sea and countryside.

- Dual Aspect Sitting Room
- Four Bedrooms
- Top Floor Apartment with Stunning Views
- Communal gardens
- Kitchen/Diner
- Private Residents Parking
- Short Distance from Beaches and Coastal Paths
- Leasehold - Rateable Council Tax

Guide Price £325,000

Hope Cove lies within an area of 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. Thornlea View is a first floor apartment of generous proportions offering light, spacious accommodation, comprising kitchen/diner, sitting room, four bedrooms and a bathroom. The property is a perfect holiday home or Holiday Let business opportunity. Externally the property benefits from communal gardens and private parking.

Services - Mains Electric, Water & Drainage. Rateable Council Tax.
Leasehold - 999 years (From 1/1/2003)

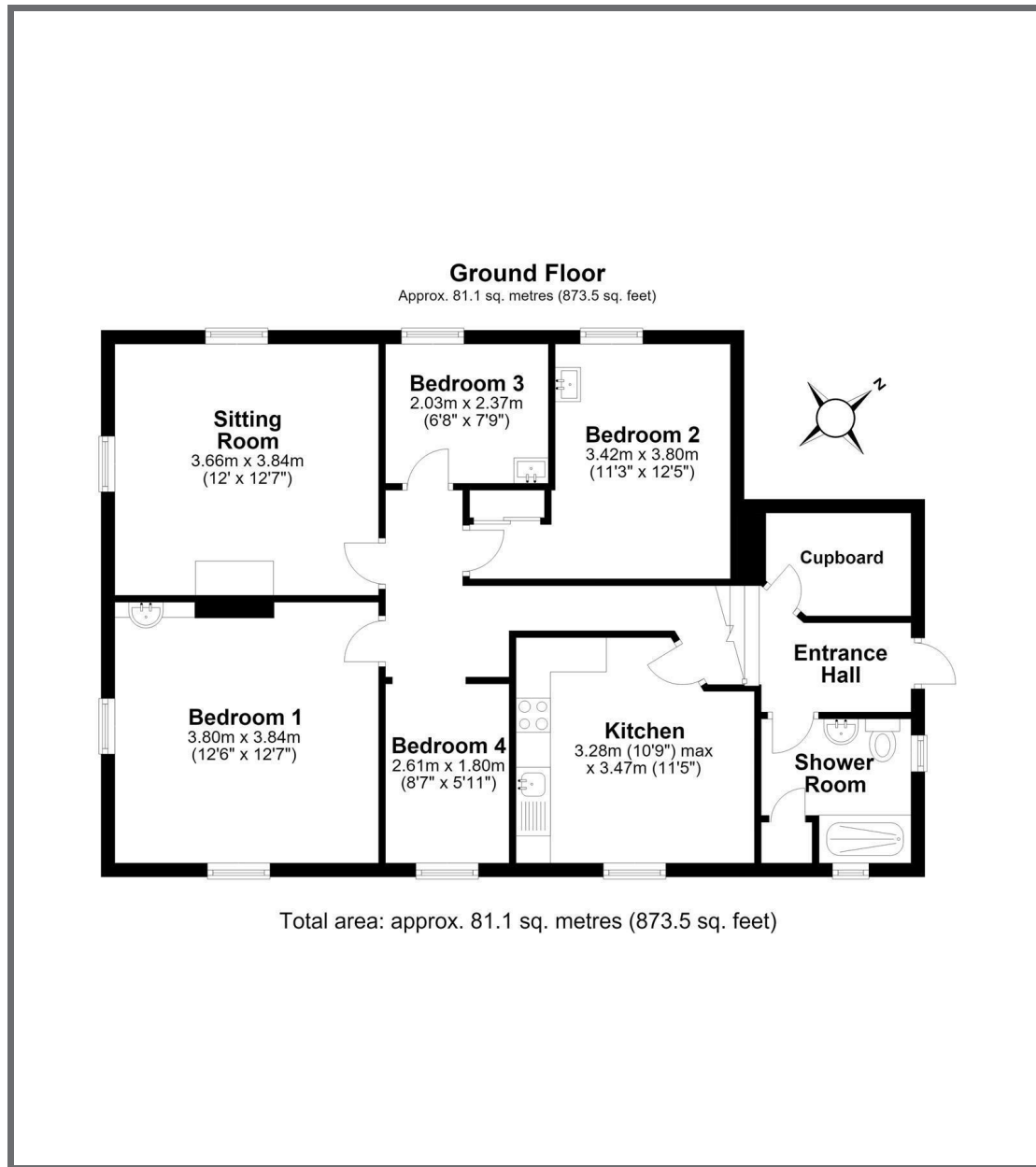
According to Ofcom, the property has good mobile reception with EE and up to superfast broadband. Management Annual Service Charge approx. £3,740.00

Please note - Due to a lease restriction this property can only be lived in for 11 months of the year.





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		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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