FOC'SLE, BEACON REACH HOPE COVE





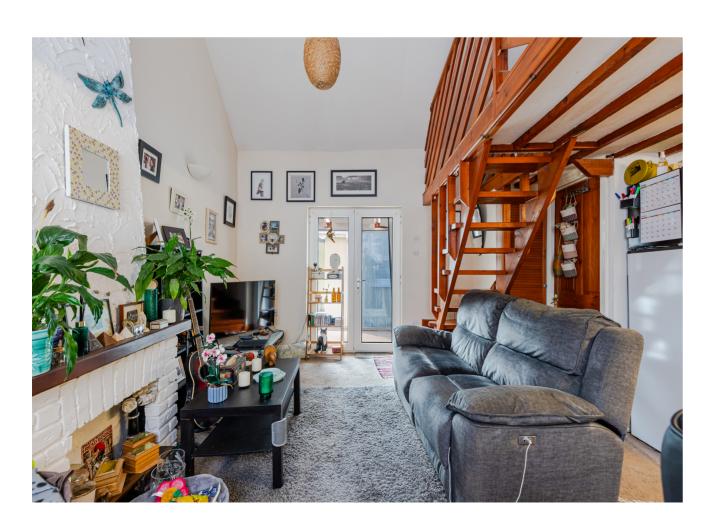
FOC'SLE, BEACON REACH

Foc'sle is a charming one-bedroom, semi-detached bungalow, offering a fantastic opportunity to renovate and make it your own. Whether you're a first-time buyer, looking to downsize, or seeking a buy-to-let investment, this property has plenty of potential in a desirable village setting.

The accommodation comprises a modest open-plan living area with a kitchen, and a cosy mezzanine level bedroom that provides a unique and inviting retreat. A separate bathroom completes the interior layout.

Outside, the property benefits from allocated parking and shared access to well-maintained communal grounds, including a lovely lawned area to enjoy. Additionally, a small paved area adjoins the property, ideal for a bistro table and chairs, providing a peaceful outdoor spot to relax.

Hope Cove, a charming and popular old fishing village, is conveniently located between the famous sailing centre of Salcombe and Thurlestone, home to a spectacular 18 hole links golf course. Just 6 miles from Hope Cove is Kingsbridge, the commercial and shopping heart of the area. Hope Cove boasts two sandy beaches from which small craft can be launched with ease, all set amidst the dramatic scenery of National Trust owned cliffs and headlands that can be accessed via the South Devon Coastal Path.







PROPERTY DETAILS

Property Address

Foc'sle, Beacon Reach, Grand View Road, Hope Cove, Devon, TQ7 3HF

Mileages

Salcombe 5 miles, Kingsbridge 6 miles, Totnes 18 miles (distances are approximate)

Services

Mains electricity, water, and drainage.

EPC Rating

Current: 31, Potential: 75

Council Tax Band

В

Tenure

Leasehold

Authority

South Hams District Council

Key Features

- Fantastic scope for renovation
- Allocated parking space
- Communal gardens
- Popular seaside village location
- Close to beaches and South West Coast Path
- Walking distance to village amenities

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

Turn off the A381 Kingsbridge/Salcombe road at Malborough, following signs for Hope Cove. Proceed through the centre of the village, and after passing the church on the right, take the right fork signposted Galmpton. Continue through Galmpton, and upon entering Hope Cove, take the first turning on the right into Weymouth Park. Then take the next left into Grand View Road, and Beacon Reach will be located approximately 150 yards along on the left.

Viewing

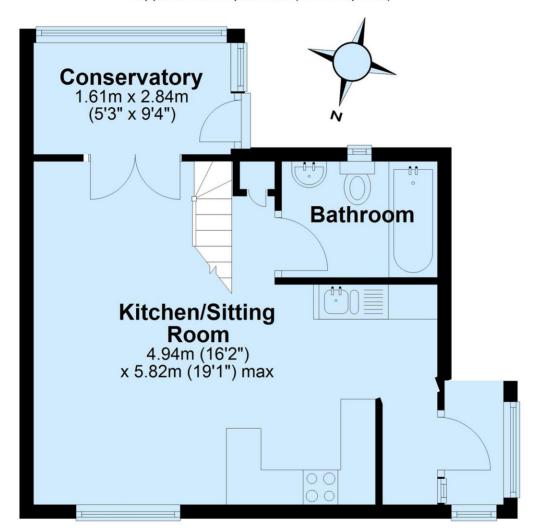
Strictly by appointment with the sole agents, Marchand Petit, Salcombe. Tel: 01548 844473.





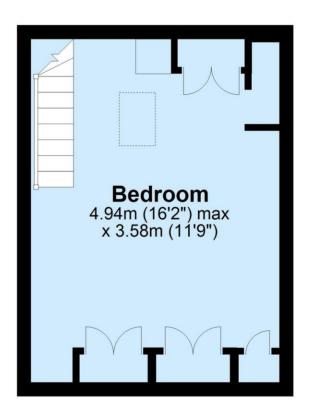
Ground Floor

Approx. 35.1 sq. metres (377.9 sq. feet)



First Floor

Approx. 17.7 sq. metres (190.3 sq. feet)



Total area: approx. 52.8 sq. metres (568.2 sq. feet)

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.