



Salcombe 5 miles, Kingsbridge 6 miles, Totnes 18 miles

A 2 bedroom apartment ideally placed for the beach and with stunning sea and coastal views - generous living room with kitchen area, parking space and communal gardens. EPC Pending.

**Guide Price: £250,000**

Contact the Salcombe office on 01548 844473

DARTMOUTH  
01803 839190

KINGSBRIDGE  
01548 857588

MODBURY  
01548 831163

NEWTON FERRERS  
01752 873311

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# Barney Bank, 7 Hope Beach House, Hope Cove, Kingsbridge, Devon, TQ7 3HP

## SITUATION AND DESCRIPTION

Hope Cove is a charming old fishing village just along the coast from Salcombe and facing out into Bigbury Bay. The old parts of the village are centred around picturesque thatched fishermen's cottages. Over the last century Hope Cove has become an increasingly popular small holiday resort, thanks to its delightful golden beaches which offer safe bathing and space to haul up a small boat or dinghy. On either side of the village there are spectacular cliff walks along the South Devon Coastal Path owned by the National Trust towards Salcombe with its famously beautiful harbour to the East and Thurlestone with its excellent Links golf course just two miles to the North West.

A convenient and comfortable apartment within a stone's throw of the beach and with stunning sea views

This apartment is within 70 yards of the beach. Although it is at first floor level, it is just two steps up into the property. The accommodation is bright and well-proportioned providing two bedrooms and bathroom together with a good size open plan kitchen/dining/sitting room with beautiful views to the sea, and coastline. The property is situated within a quiet tucked way location and it has the benefit of a private parking and communal gardens.

Hope Cove, a charming and popular old fishing village, is conveniently located between the famous sailing centre of Salcombe and Thurlestone with its spectacular 18-hole links golf course. Located just 6 miles from Hope Cove is Kingsbridge, the commercial and shopping heart of the area. Hope Cove 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.

## LIVING ROOM

With stunning views across the beach and out to sea. TV aerial point.

## KITCHEN AREA

With a comprehensive range of laminated wall and base units with laminated work surfaces, partly tiled, 4 ring electric hob with hood above, fitted oven/grill below, stainless steel sink and drainer. Washer/dryer and microwave. Telephone point.

## BEDROOM 1

Full length louvered cupboards with hanging and storage space. South west facing window.

## BEDROOM 2

South west facing window.

## BATHROOM

Close coupled WC. Tiled bath with shower. Electric heated towel rail. Pedestal wash basin with light and shaving point above. Wooden shelf. Electric wall heater.

## SERVICES

Mains water, drainage and electricity. Heating by night storage heaters on an Economy 7 tariff. Radiators.

## COUNCIL TAX

Currently Council Tax Band C.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE

## FIXTURES AND FITTINGS

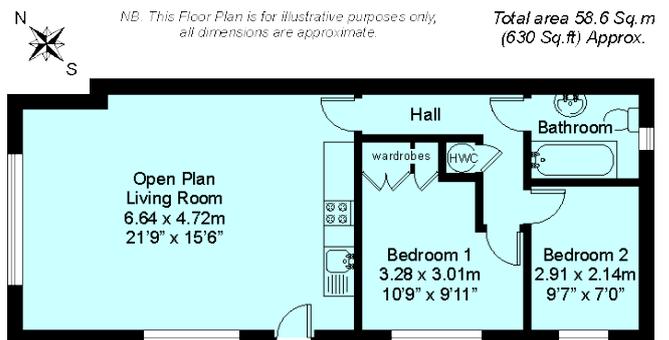
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## TENURE

Leasehold.

## DIRECTIONS

From Kingsbridge take the A381 Salcombe road. After about 2.5 miles turn right, signposted Hope Cove. On entering Hope Cove, turn left, signposted Inner Hope. Follow this road around the old sea wall and veer left by The Old Boat House. Hope Beach House will be found on your right and Barney Bank is located behind the property.



### 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.

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