

The Banks, Grand View Road, Hope Cove TQ7 3HF

Luscombe Maye 
Waterside Properties







The Banks, Grand View Road Hope Cove TQ7 3HF

The Banks is situated in the heart of South Devon's Area of Outstanding Natural Beauty affording the most wonderful views over Hope Cove's sandy beaches, out to sea and the rolling countryside towards Bolt TALE.

A gravelled driveway leads up to the bungalow with wrap around garden providing considerable room for outside entertaining. In addition there is an integral double garage which could be made into further accommodation, subject to planning permission.

The property comprises an entrance hall with ample space for shoes and coats, spacious living room full of natural light where one's eye is drawn to the panoramic views, 3 double bedrooms all with large windows looking over the delightful garden, and the master bedroom benefiting from views of the coast and beyond. Further accommodation includes a family bathroom, cloakroom, conservatory and kitchen.

As you drive into the property, the lower garden may have potential for garaging/storage STPP.

Hope Cove continues to be a popular destination for both holiday makers and permanent residents alike, boasting two separate beaches, a couple of pubs, hotels and restaurants as well as access to the South West Coastal Path.

2 Island Square, Salcombe, Devon, TQ8 8DP
Telephone 01548 845090
salcombe@luscombemaye.com
www.luscombemaye.com

A spacious detached bungalow with stunning sea views and close proximity to the beach in this ever popular coastal village with potential for renovation and extension (STPP)

- Ideally located in the village
- Stunning sea & country views
- Close to local beaches
- Tranquil location
- Detached bungalow
- 3 double bedrooms
- Family bathroom
- Pretty surrounding gardens
- Double garage
- Parking
- Potential for extension STPP



The Banks, Grand View Road, TQ7 3HF
 Approximate Gross Internal Floor Area = 137.33 sq m / 1478 sq ft



Ground Floor

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

SERVICES

Mains electric, water and drainage.

COUNCIL TAX

The property is in Council Tax Band E

TENURE

Freehold

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 845090

DIRECTIONS

Drive into the village of Hope Cove and turn right into Weymouth Park. Take the first turning left which leads into Grand View Road. The property will then be found on the right hand side about two thirds of the way along this road.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Agent's Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers and other users are advised to recheck the measurements and any other details that will be relied upon.