

3 Armada House, Hope Cove, TQ7 3HQ







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3 Armada House is in a fabulous location in the centre of the lovely fishing village of Hope Cove, a stone's throw from the two sandy beaches. There are sea views from all the windows towards Bolt Tail, Burgh Island and beyond. The apartment is arranged over two floors, with three bedrooms on the ground floor, two of which are doubles and a spacious family bathroom. Upstairs the accommodation is open plan with a good sized seating/dining area currently having two west facing dormer windows, with a well fitted kitchen and another window to the rear.

Planning Permission has been granted to convert the dormers into a balcony with bi-fold sliding doors with starlight (Ref 3104/17/FUL). This property is ideally situated in Hope Cove and would make a perfect holiday home and/or an investment property. The property is currently a successfully let holiday home with a proven letting history.

Hope Cove is a small fishing village located approximately 5 miles from both Salcombe and Kingsbridge, enjoying two fabulous sandy beaches, historic pub, village shop, gallery and plenty of good places to eat, including The Cove Cafe Bar. Hope Cove is definitely a destination that is on the up, particularly popular with young families. The nearby towns of Salcombe and Kingsbridge offer a wide range of water activities, restaurants and pubs along with superb shopping opportunities.

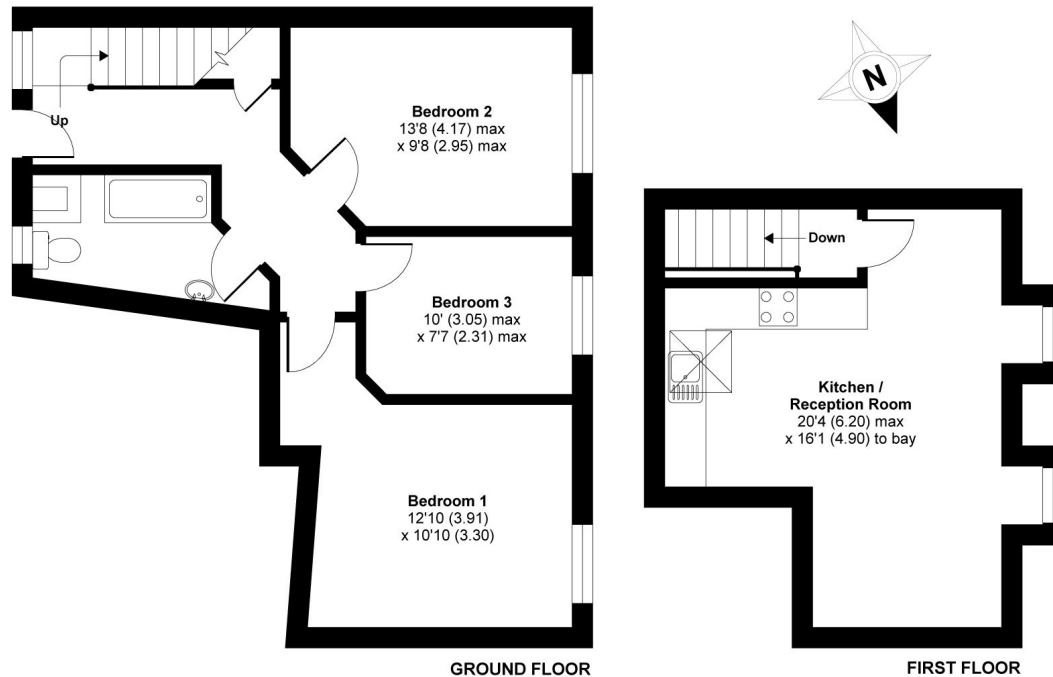
2 Island Square, Salcombe, Devon, TQ8 8DP
Telephone 01548 845090
salcombe@luscombemaye.com
www.luscombemaye.com

Within a stone's throw of the sandy beaches at Hope Cove is a well-presented 3 bedroom duplex apartment with great sea views. Planning permission for balcony with bi-fold doors and starlight.

- Central village location
- Fantastic coastal views
- Close to local beaches
- Open plan living area
- Ideal investment property
- 3 bedrooms
- Share of freehold
- Planning Permission for balcony

Hope Cove, Kingsbridge, TQ7

APPROX. GROSS INTERNAL FLOOR AREA 848 SQ FT 78.8 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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SERVICES

Mains electric, water and drainage. LPG gas fired central heating to radiators

COUNCIL TAX

The property is currently business rated

TENURE

Share of freehold

LOCAL AUTHORITY

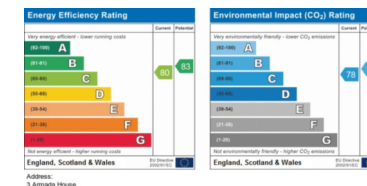
South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234

DIRECTIONS

Turn off the Kingsbridge to Salcombe road, following signs for Hope Cove. Armada House is in Outer Hope between the post office and harbour beach

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 845090



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.