



Waterside

Seaquest, Hope Cove, Kingsbridge

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# Seaquest, Hope Cove, Kingsbridge TQ7 3HH

A fully refurbished 3 bedroom cottage set in this popular coastal village, 150 yards from the beaches and amenities with secluded garden, ample parking and income potential.

Salcombe 4 ½ miles, Kingsbridge 5 miles

Sitting room | Open plan kitchen/dining room  
Master bedroom with en suite shower room  
Two further bedrooms | Family bathroom  
Garden | Garage | Outside shower | Parking for three cars | Close to the beach | EPC Rating E

## The property

Seaquest is a beautifully presented three-bedroom cottage with open plan living areas. The current owners have created a modern open plan kitchen/dining room with glazed timber doors opening into the sitting room. There is contemporary grey wood effect laminate flooring throughout. New kitchen and bathrooms have been fitted and the heating and boiler systems have also been upgraded. Recent external insulation around the property in 2022 has included crisp white silicone render and light grey cladding to one side to give warmth and style to this beautiful property. Seaquest has been used as a holiday let with excellent rental history producing significant income. The cottage would equally make a wonderful permanent residence.

The accommodation comprises a spacious kitchen/dining room with fitted units, AEG integrated appliances, freestanding fridge freezer, a utility cupboard with plumbing for a washing machine, breakfast bar and a dining area. There is a sitting room with a wood

burning stove and sliding double glazed doors that open onto a decking and the private, secure rear garden. The large principal bedroom with en suite shower room has patio doors that open direct onto the decking while a further double bedroom also has a door with access to the sunny rear garden. The third bedroom has bespoke fitted cabin style bunk beds providing integral storage with the accommodation completed by a family bathroom with bath and a separate shower.

## Outside

Seaquest is positioned on a private road and is approached via a lane with parking for three cars immediately in front of the property. To the rear of the house is a raised sun deck with open tread wooden steps down to an enclosed, level lawned garden with border shrubs and a gated path around the side of the house to the parking area. There is a separate single garage with metal up and over security door, outside shower, power and water. Planning permission was previously granted to add an entrance porch at the front door if required. There is also further potential to enlarge the garage to create room for more boating equipment or to be used as a workshop subject to obtaining the necessary consents.

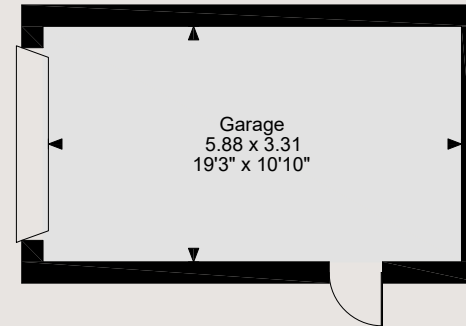
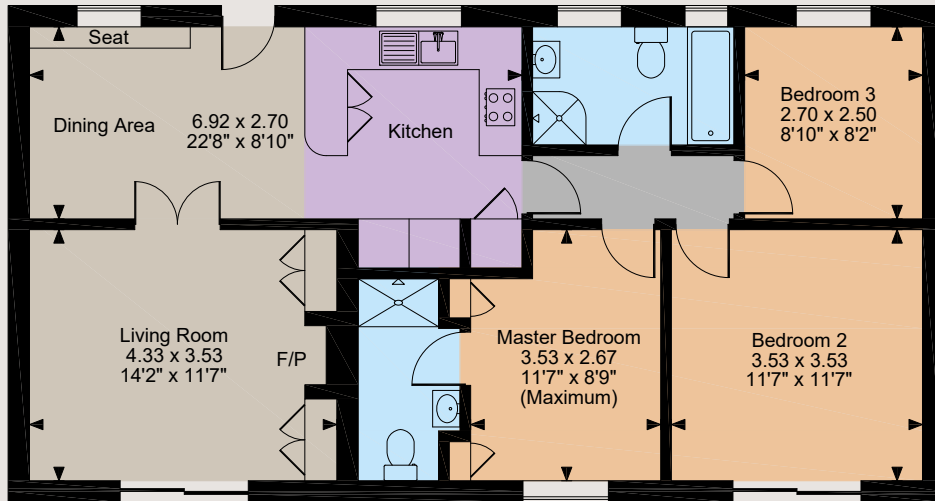
Seaquest is located in an enviable position within striking distance of the beaches and the village hub.







**Sequest, Hope Cove, Kingsbridge**  
**Main House internal area 862 sq ft (80 sq m)**  
**Garage internal area 209 sq ft (19 sq m)**  
**Total internal area 1,071 sq ft (99 sq m)**



**Bungalow**

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The position & size of doors, windows, appliances and other features are approximate only.  
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## Directions

Turn off the Kingsbridge/Salcombe road at Malborough, following the signposts for Hope Cove. After passing the church on your right hand side fork right and continue through the village of Galmpton and into Hope Cove. On reaching Hope Cove there is a turning to the left signposted Inner Hope. Take this left then immediately first right down the lane. Seaquest is the second property on your left.

## General

**Local Authority:** South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE

**Services:** Mains electricity, water and drainage. Electric wet system central heating

**Council Tax:** N/A

**Fixtures and Fittings:** TBC

**Tenure:** Freehold

**Planning:** Prospective purchasers are advised that they should make their own enquiries of the local planning authority

**Guide Price:** £635,000

## Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

**01548 897616**

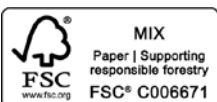
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