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The Reach, 2 The Coach House, Hallsands, Kingsbridge, Devon TQ7 2EX

*GUIDE PRICE £140,000+



A semi detached cottage, used for holiday purposes, set above Stokenham Beach in Hallsands, Kingsbridge.

DESCRIPTION

Believed to have been a stable-block for the Victorian hotel which once occupied the site, the property features a fitted kitchen, bedroom and shower room. To the front is a private garden area with glorious views over the beach and an allocated parking space below. The property has enjoyed continued bookings for holiday use throughout all seasons, a schedule of bookings should be made available in the legal pack. Off peak the income is approximately £439pw and in the peak seasons commanding up to £818pw.

LOCATION

Hallsands is located on the South Devon coastline, between Beesands and Start Point, in the famed South Hams district. Towns within fifteen miles include Dartmouth and Salcombe, known and loved for their picturesque walks and peaceful surroundings within the countryside.

ACCOMMODATION

Ground Floor Open plan lounge with kitchen, with views over the beach. Stairs to the first floor.

First Floor Landing with doors to the shower room and double bedroom,

featuring stunning views over the beach and surrounding countryside.

Outside Steps lead up from the parking area to the front of the cottage, which benefits from a patio garden space.

EPC

Energy Efficiency Rating – D

AUCTION VALUER

Lucy Fuller

VIEWING ARRANGEMENTS

Strictly by pre-arranged appointment only with Fulfords Dartmouth. For the dates and times available, please contact the Fulfords team on 01803 832223. General enquiries Countrywide Property Auctions 01395 275691. The viewing times are the only times available and must be confirmed in advance, being available only in the changeover times between guests leaving and arriving. We advise interested parties not to directly approach the cottage outside of viewing times to allow guests to enjoy their booked break at The Reach, the privacy of guests outside these times must be respected.

