

**West Cottage,
Lynton, Exmoor**

**Exmoor
Property**



West Cottage, Waverley Terrace, Lynton, Devon EX35 6AH

A two-bedroom refurbished cottage, mostly detached (one wall touching another building) with good-sized living room, utility/boot room, kitchen, bathroom. In a quiet, cul-de-sac location, conveniently located right in the heart of Lynton's Old Village quarter, less than a minute from the car park. Close to all the village amenities and shops, pubs, restaurants etc.

Price: £127,500 Freehold

From Waverley terrace (cul-de-sac), West Cottage is approached down a short flight of concrete steps to the main door of the property. There is an outside light and satellite dish. Beside the steps is an enclosure housing the fuel oil tank for the central heating. The front door opens into a utility/boots & cloaks room.

Utility Room

Slate-tiled floor. Radiator. Small window to rear. Central heating boiler. Space and plumbing for washing machine with worktop over. Door to living room.

From the kitchen, stairs with fitted carpet rise to the first floor landing. On the stairs is a small window.

First Floor Landing

Windows to the front. Door to airing cupboard with hot water tank. Doors to bedroom one and two.

Bedroom 1

12' 0" x 8' 11" (3.65m x 2.72m)

Window to rear with pleasant view. Radiator below and deep window sill. Carpeted.

Bedroom 2

8' 11" x 8' 8" (2.72m x 2.64m)

Window to rear with radiator below. Ceiling hatch to roof void. Carpeted.

Living Room

17' 11" x 11' 9" (5.46m x 3.58m)

Wood-effect laminate flooring. Radiator. Fireplace with slate hearth. Windows to front, side and rear. Door to kitchen.

Kitchen

13' 3" x 11' 9" (4.04m x 3.58m)

Slate-tiled floor. Recessed ceiling lights. Hatch to roof void. Radiator. Decorative ceiling beams. Tiled splash-backs on two-and-a-half sides. Range of wall and base storage units with worktops over. Stainless steel sink with single drainer and chrome mixer tap. Built-in electric cooker with four ring hob over. Door to bathroom.

Bathroom

Slate-tiled flooring. Three-piece bathroom suite including ¾-length panel-enclosed bath with chrome taps, low-level WC, pedestal wash basin. Opaque window to side. Tiled on four walls. Heated towel rail. Recessed ceiling lights. Hatch to roof void.



Lyton & Lynmouth

Lyton sits at the top of the hill, with Lynmouth and its historic harbour and spectacular bay below, connected by a Victorian funicular railway. The twin villages can boast a rich variety of shops, churches, a town hall, a post office, health centre, fire station, primary school, pre-school and a library as well as various sports clubs and numerous cafes, restaurants and pubs. The area is rich in wildlife and spectacular scenery is all around, including Valley of Rocks. The South West coast path passes through and a wide network of bridlepaths and footpaths makes this special area very popular for walkers.

For details and viewings, contact sole agent

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