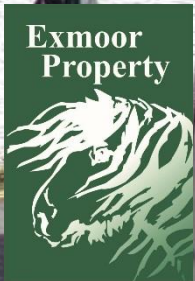




3 Market Flats
Lynton, Exmoor



3 Market Flats, Market Street, Lynton, Devon EX35 6AQ

A modernised & newly redecorated two-bedroom ground floor flat in Lynton's Old Village with its own independent front door and decked patio area. With two double bedrooms, the flat is ideal as a full-time residence, holidays, holiday letting or investment.

Price: £159,950 Leasehold

From Market Street, the double-glazed, part-glazed front door to Flat 3 faces the library

Entrance Hall

Fire alarm. Ceiling light. Coat hooks. Slate-tiled floor. Door to:

Kitchen (irregular shape)

Range of wall and base kitchen units with worktops over & tiled splashback behind. Stainless steel sink with chrome mixer tap and single drainer. Integrated dishwasher. Double glazed window overlooking market street. Induction hob with extraction fan and light above and electric cooker below. Space for washing machine. Space for fridge-freezer. Slate-tiled floor. Built-in cupboard housing hot water tank with shelves above. Storage heater. Spotlights. Door to Hallway. Double-glazed door and window to

Bedroom 1

Double bedroom with fitted carpet. Double-glazed windows to the side overlooking Queen Street. Ceiling light.

Bedroom 2

Double bedroom with fitted carpet. Double-glazed windows to the side overlooking Queen Street. Electric panel heater.

Notes

Cellar

There is also a cellar, reached from a hatch in the floor of Bedroom 2 (not inspected)

Courtyard

Wooden deck. Step down to shared concrete area. A wooden gate to path provides access to rear of Market Flats.

Hallway

Slate-tiled floor. Door to Bathroom. Door to Living room. Understairs cupboard housing water meter. Storage cupboards. Cupboard housing consumer unit & timer control for heated towel rail in bathroom.

Bathroom

Slate-tiled floor. Opaque double-glazed windows to the side. Walk-in cubicle with electric shower, tiled from floor to ceiling. low-level flush WC; pedestal wash basin with modern chrome mixer taps, tiled splashback and heated, illuminated mirror with shaver plug above. Chrome heated towel rail. Spotlights.

Living Room/Diner

Fitted carpet with laminate flooring in the dining area. Double-glazed window to the front. Two storage heaters. Spotlights. Ceiling light. Doors to bedrooms one and two.



Lease & Service Charges

The property is held on a 125 year lease with c.119 years remaining. Ground rent £250 pa. Service charge inc. buildings insurance is payable six-monthly in arrears; £1290 for 2022/23.

Warranties & Improvements

In 2018 all windows and doors throughout the flat were replaced, the bathroom and kitchen were renovated, the flat was rewired and rear decking was installed. Warranties are available

Holiday Letting

3 Market Flats lease includes the ability to holiday let. The current owner has let the property successfully in the last couple of years.

For details and viewings, contact sole agent

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Although we believe these details to be accurate, they should be treated as a general guideline only and do not constitute any part of an offer or contract. Purchasers should not rely on them as statements of fact, but must carry out their own inspection and enquiries.

