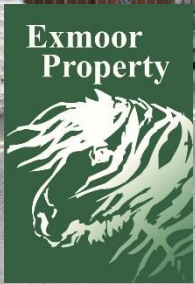




The Hideaway
Watersmeet Road,
Lynmouth



The Hideaway, Watersmeet Road, Lynmouth, EX35 6EP

A cosy two-bedroom, ground floor flat, presented in immaculate condition and just a short walk from Lynmouth's pubs, cafes, harbour and the beach at Lynmouth Bay. Ideal for holiday lets, as a lock-and-leave second home, or full-time residence. Long lease and share of Freehold.

Price: £225,000 Leasehold

A cast-iron gate opens to an attractive cloistered, stone-paved patio area suitable for a small table and several chairs. Door to lockable outside storage cupboard housing central heating/hot water boiler. Timber storage shed.

A part-glazed (double-glazed panels) front door opening into the living area, which is open plan to the kitchen area, divided by a breakfast bar and kitchen cupboards.

Living room

Wooden floor. Fireplace with cast-iron wood burner, stone hearth, slate mantle over and quarry-tiled wall surrounding. Double-glazed wooden casement windows to the front. Two radiators. Wall-mounted up-lighters on two sides. Central ceiling light.

Bedroom one

Wooden floor. Double-glazed windows to front in recess. Radiator. Two up-lighters and four recessed low-voltage lights.

Bedroom two

Wooden floor. Double-glazed windows to front in recess. Radiator. Fitted carpet. Central up-lighter.

Parking

Parking is available at two public car parks in the same road. The nearest is only a few yards away, along with a large road-side parking bay, for which there is no charge.

Tenure

The flat is held on a lease of 999 years from January 2004 and has 980 years remaining. The property also comes with a 25% share of the freehold of the whole

Kitchen

Modern fitted kitchen with a range of shaker-style kitchen cupboards, with work top over, forming a breakfast bar with ceramic hob inset, built-in electric oven below and built-in extractor over. Further fitted cupboards to ceiling height, forming the partition between the kitchen and living areas. Single drainer ceramic sink unit with chrome mixer tap. Tiled splash-back. Single radiator. Space for fridge. Mains-powered smoke alarm.

Door to a walk-in storage area with stone steps rising to further, lockable storage cupboard and offering ample storage space. Door to hallway, with wooden floor, radiator and doors to bathroom and both bedrooms.

Shower room

Tiled to ceiling height on all four walls. Floor tiles. Three-piece shower room suite including corner shower cubicle with built-in shower; low-level flush WC; pedestal wash-basin. Low-voltage lights. Chrome heated towel rail. Extractor unit.

building (Summerhouse) and is managed by the four joint freeholders, who are shareholders of The Summerhouse Management Company (Lynmouth) Limited.

For details and viewings, contact sole agent

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