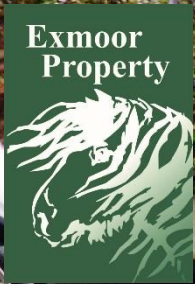




13a Cross Street,
Lynton, Exmoor



13a Cross Street, Lynton, Devon EX35 6HG

A beautifully-presented and spacious two-bedroom maisonette in the centre of Lynton. Handy for shops, cafes and village amenities, with ample parking nearby.

Price: £200,000 Leasehold

From the pavement outside, a concrete path leads to the double-glazed front door.

Entrance Hall

Laminate flooring. Space for boots, shoes etc. Part-glazed door to the inner hall and stairs.

Inner hall

Hooks for coats. Dimplex Quantum storage heater (with boost option). Stairs, with fitted carpet rise to the half-landing.

Half-landing

Double-glazed windows to the rear, with views to Countisbury Hill.

First floor landing

Fitted carpet. Stairs to second floor with under-stair cupboard. Doors to Kitchen and Living room.

Kitchen

Wood-effect vinyl flooring. Double-glazed windows to the rear with views to Countisbury. A range of wall and floor

Bedroom One

Fitted carpet. Double-glazed window to the front with view to fields and hills outside the village

Bedroom Two

Fitted carpet. Double-glazed window to the rear with view to Countisbury. Wooden clad to dado height on three walls.

Bathroom

Lino flooring. Opaque double-glazed window to the front. Panel-enclosed bath with shower attachment. Pedestal wash basin with mirror and light above. Wall-mounted hot air heater.

Loft Room

A large room, accessed by ladder. Boarded floor with fitted carpet. Velux window to the rear. Recess housing cold water header tank. Power points and lighting. Would be suitable for a home-office, craft room/studio or simply for a useful storeroom to keep the living space and bedrooms clear and uncluttered.

Improvements

kitchen units, with worktops over. Space for free-standing electric cooker with four-ring hob, electric oven and grill below. Extractor hood and light above. Space and plumbing for a washing machine and dishwasher. Single drainer 1½-bowl stainless steel sink with swan-neck mixer tap. Range of built-in cupboards housing a built-in fridge-freezer, an airing cupboard with factory-lagged hot water tank and space for a tumble dryer. Small cupboard with electricity consumer unit.

Living room

Fitted carpet. Double-glazed windows to the front, with views to fields and hills and a window bay to the front, with space for a table and chairs. Wooden clad to dado height on three walls. Dimplex Quantum storage heater (with boost option). Wall-mounted bio ethanol fireplace. (See notes.)

Second floor half-landing

With separate WC.

Separate WC

Opaque double-glazed window to the rear. Low-level flush WC.

Second Floor landing

Fitted carpet. Velux window. Doors to both bedrooms and bathroom. Convecter heater. Ceiling hatch with access to the loft room.



The owners have recently refurbished the property, with a new slate-tiled roof, and insulation, some new double-glazed windows, as well as interior decorations and carpets throughout.

Bio-ethanol Fireplace

The clean-burning bio-ethanol fireplace heater uses eco-friendly bio ethanol to produce a real-flame fireplace, with no soot, smoke, ashes or mess. The current owners are willing to include the heater, or to remove it, if not required by the buyers.

Tenure

The property is held on a long lease, originally of 999 years and now with some 959 years remaining. There is no service charge. The ground rent is, nominally, £5 per annum, but we understand has not been collected for some years. Council tax; Band A EPC rating: C

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.

