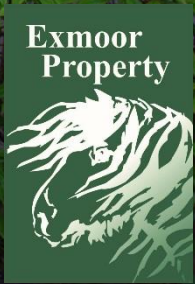




**Myrtle Cottage,
Watersmeet Road,
Lynmouth**



**Exmoor
Property**

Myrtle Cottage, 1 Watersmeet Road, Lynmouth, EX35 6EP

A charming, well-presented three-bedroom stone cottage with sea views from each bedroom, in the heart of Lynmouth on Exmoor's stunning coast. With character features throughout, a wood-burner and a good-sized patio for outside dining, the cottage is close to parking and a minute's walk to the river, beach, harbour, shops & cafes.

Price: £345,000 Freehold

The cottage is approached by foot from Lower Lyndale carpark, where a wooden gate opens to a paved patio area. Storage containers to one side. Space for table and chairs.

Storm porch

Wooden-framed porch with a slate-tiled roof. Leaded single-glazed panes. Wooden seats either side with storage space under. Light above.

Entrance Hall

Fitted carpet. Ceiling light. Coat hooks.

Living room

Fitted carpet. Storage heater. Double-glazed windows to the front. Double-glazed window to the side. Wood-burner with slate back and hearth & wooden mantle above.

Bathroom

Fitted carpet. Velux window. Three-piece bathroom suite, including: panel-enclosed bath with chrome mixer tap and hand held shower. Wall-mounted electric shower; pedestal wash basin with mirror and light above; low-level flush WC. Tiled on three walls to half height and one wall floor to ceiling. Heated towel rail.

Bedroom three

Fitted carpet. Central ceiling light. Double-glazed window to the front. Partial sea view.

Bedroom Two

Fitted carpet. Central ceiling light. Double-glazed window to the front. Partial sea view.

Kitchen

Lino flooring. Central ceiling light. Two double-glazed windows to the front. Storage heater. Range of wall and base units with worktops over. Free-standing electric cooker with four-ring hob and oven and grill below. Single-drainer acrylic sink with antique-style mixer tap. Tiled splashbacks on two sides. Space and plumbing for washing machine. Space for dryer. Space for fridge. Space for freezer. Under stairs storage cupboard. Interior window giving light to stairwell. Door to hall

Hall

Cupboard housing consumer unit. Water meter. Electric meter. Stopcock. Stairs to

First floor landing

Fitted carpet. Storage heater. Airing cupboard housing water tank. Two double-glazed windows to the rear. Ceiling hatch with access to the loft. (Not inspected) Doors to three bedrooms and bathroom.

Bedroom One

Fitted carpet. Central ceiling light. Double-glazed window to the front. Double-glazed window to the side. Partial sea views.

Parking

Myrtle Cottage stands next to lower Lyndale car park. Parking permits can be obtained locally. Residents can buy an annual parking permit for £105. (2023 Price). Weekly permits cost £25. (2023 Price)

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.

