




**2 The Cleave  
Bakers Court Lane,**

**Exmoor  
Property**



## 2 The Cleave, Bakers Court Lane, Lynton, EX35 6EW

**A spacious, well-presented, two-bedroom ground floor flat with a large patio and parking. Two double bedrooms, large bathroom and lounge. Allocated covered parking space. Visitors' parking. Long 999-year lease. No chain. Superfast broadband available.**

**Price: £250,000**

The Cleave is located at the top of Bakers Court Lane. From the large parking and turning space, a block-paved path leads to a small wooden gate, which opens into No. 2's patio areas. The path continues along the front of the apartments, returning around the side of the building.

### Hallway

Wood-effect floor with inset hearth mat extends into

### Dining Area

Wood-effect floor. Radiator. Doors to Kitchen, Bedroom One, Bedroom Two, Living Room and Bathroom. Double doors into

### Storage Cupboard

A large built-in cupboard. Stone-tiled floor. Ceiling light. Electric boiler and water tank. Part-shelved as an

### Bathroom

A large bathroom with four-piece suite. Stone-tiled floor. Spot lighting. Extractor fan. Radiator. Low level flush WC. Pedestal wash basin with chrome taps and mirror above. Panel-enclosed bath with chrome mixer tap. Tiled shower enclosure with built-in shower. Tiled on four walls to dado height.

### Outside

There are two good-sized concrete paved patios, with gravelled edge infills to each side of the front door. The second patio extends around into the gravelled side return with a small shed at the end. There is a low retaining wall to the side and a grassy bank, from which Hollerday Hill can be accessed.

airing cupboard above. Shelved and rail for clothes storage. Coat hooks. Consumer unit. Space for freezer.

### Living Room

Fitted carpet. Wall lights. Two radiators. French doors to patio at front.

### Kitchen

Stone-tiled floor. Range of wall and base units with worktop over. Integrated fridge/freezer. Tiled splashback on both sides. Large double-glazed windows with tiled sill to front. One and a half bowl stainless-steel sink with drainer with chrome mixer tap. Electric hob with electric oven under and extractor fan with light over. Extractor fan. Space and plumbing for washing machine. Spotlighting.

### Bedroom One

Double-glazed window to side with deep sill. Radiator. Ceiling light. Fitted carpet.

### Bedroom Two

Double-glazed window to front with deep sill. Radiator. Ceiling light. Fitted carpet.



## Notes

### Parking

The flat has its own covered parking space, as well as use of visitor parking spaces at the front.

### Lease

The flat is offered with a new 999-year lease. Peppercorn ground rent. Annual service charge around £350pa.

**For details and viewings, contact sole agent**

## Exmoor Property

Church Hill, Lynton, Devon EX35 6HY

Tel: 01598 752 221

Email: [info@exmoorproperty.com](mailto:info@exmoorproperty.com)

[exmoorproperty.com](http://exmoorproperty.com)

[zoopla.co.uk](http://zoopla.co.uk)

[rightmove.co.uk](http://rightmove.co.uk)



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.



