

**7 Summerhouse Path,  
Lynmouth, Exmoor**

**Exmoor  
Property**



# 7, Summerhouse Path, Lynmouth, Devon EX35 6ES

**Hidden gem! This light and airy house, in a quiet, tucked away spot, is just moments from the heart of this beautiful Exmoor harbour village. Four bedrooms, two receptions, balcony and private, patio garden.**

**Price: £375,000 Freehold**

The property is approached through a full-height wooden gate to concrete steps, which rise to the gravelled patio area in front of the house. Three steps lead to a part-glazed wooden front door.

## Hall

Vinyl floor. Ceiling light. Radiator. Smoke detector. Doors to Living room & Dining room. Stairs with fitted carpet rise to the first floor.

## Living Room

Wooden floorboards. Ceiling light. A double-aspect room, with double-glazed windows in a square bay to the front. Two Radiators. Two double-glazed windows to the side. Stone-composite fireplace and hearth with electric fire.

## Kitchen

Vinyl floor. Range of base and wall units with wood-effect worktop over. Fitted wine cooler. Ceramic sink and drainer with Victorian-style brass mixer tap. Space and plumbing for dishwasher. Space for fridge-freezer. Splash-back tiling on three sides. Electric oven with four-ring ceramic hob. Small

## Bathroom

Vinyl floor. Radiator. Opaque double-glazed window to the rear. Tiled on two sides. Panel-enclosed bath with separate chrome taps. Electric shower above. Pedestal wash basin with separate chrome taps. Small shelf. Towel rail.

## Bedroom Two

Painted wooden floorboards. Radiator. Fitted wardrobes. Central ceiling light. Double-glazed French doors to the front, which lead on to the balcony. Double-glazed window to the side.

## Balcony

Wrap-around balcony to front and side with space for small table & chairs. Partial sea views and village views.

## Bedroom Three

Wood-effect lino floor. Radiator. Double-glazed window to the side. Central ceiling light.

## Bedroom Four

recess with shelving. Under-stairs cupboard. Double-glazed window to the rear. Door to the rear leads to

### Utility room

Large opaque window to the rear. Shelving. Space and plumbing for washing machine/ dryer. Light. Part-glazed wooden door to

### Rear Courtyard

Corrugated plastic roofing. Concrete paving. Shelving. Outside tap. Lighting.

### Dining Room

Wooden floorboards. Ceiling light. Double-glazed windows to the front. Deep sill used as window seat. Radiator.

### First Floor Landing

Fitted carpet. Ceiling light. Double-glazed window to the rear. Smoke alarm. Loft hatch (Loft not inspected). Airing cupboard. Doors to bedrooms one, two, three and four. Door to bathroom.

### Bedroom One

Painted wooden floorboards. Two double-glazed windows to the front. Ceiling light. Radiator. Fitted wardrobe. Recess to one side. Shelved cupboard.

Fitted carpet. Double-glazed window to the rear. Central ceiling light. Shelving for storage.

### Separate WC

Vinyl floor. Ceiling light. Low level flush WC. Small wash basin with chrome taps. Small radiator. Opaque double-glazed window to rear. Extractor fan.

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

## Exmoor Property

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