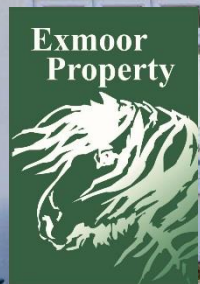


**The Middle Flat  
22 Queen Street,**



## **The Middle Flat, 22 Queen Street, , EX35 6AA**

**A light and spacious two-bedroom first-floor maisonette in the heart of Lynton's Old Village area. Conveniently located to enjoy the cafes, shops, pubs, restaurants and other amenities and attractions of this popular Exmoor National Park seaside village. Views across the Old Village. Ideal for holidays, first-time buyers or investment.**

### **Price: £180,000 Share of Freehold**

From the lane outside, a wooden front door opens into the entrance hall.

#### **Entrance Hall**

Tiled floor. Radiator. Cupboard with electricity meters and storage. Stairs, with fitted carpet, rise to first floor.

#### **Upper Hallway**

Fitted carpet. Velux window. Built-in storage cupboard. Doors to bedrooms one, two, bathroom, kitchen and living room.

#### **Bedroom 1**

#### **Kitchen/Breakfast Room**

Wood-effect laminate flooring. Radiator. Large, double-glazed windows to the side and front. A range of wall and base kitchen units with worktop over. Four-ring ceramic hob with electric oven below and stainless-steel extractor hood with light above. Space & plumbing for a washing machine/tumble dryer. Space for fridge/freezer. Single-drainer stainless steel sink unit with matching mixer tap. Wall-mounted LPG combination boiler (hot water and central heating).

Fitted carpet. Radiator. Ceiling light.  
Double-glazed window to the side.

### Bathroom

Opaque window to the side. Radiator.  
Slate floor with integrated feature slate  
steps to the shower cubicle. Slate shower  
tray. Travertine and slate tiling around the  
built-in shower. Panel-enclosed bath with  
waterfall chrome mixer tap and travertine  
shelf. Low-level flush WC. Slate topped  
counter with travertine counter-top basin.  
Wall-mounted hot-air heater.

### Bedroom 2

Wood-effect laminate flooring with slate  
skirting. Radiator. Double-glazed window  
to the side with shelves below. Built-in  
cupboard with drawers below. Feature  
slate & tile fireplace with slate mantel and  
surround.



### Living Room

A part-glazed door with coloured glass  
insets opens to the large living room. Five  
steps lead down into the room. Fitted  
carpet. Radiator. Large, double-glazed  
windows to the side and rear. Fireplace  
with slate hearth, marble mantel &  
surround. Recessed wall niche with shelf.

### Notes

Share of Freehold

For details and viewings, contact sole agent

## Exmoor Property

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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.

