



5, Castle Heights,
Lynton, Exmoor

Exmoor
Property



5, Castle Heights, Lynton, Devon EX35 6JD

A well-presented, lower ground floor apartment with two double bedrooms, one with dressing room and ensuite, double-glazing and its own patio and allocated parking space. Castle Heights is a popular development with beautiful communal grounds, including two covered pergolas and a delightful period summerhouse with panoramic sea views and visitor parking.

Price: £275,000 Share of Freehold

From the residents' parking area, a paved path leads through a wrought-iron pergola to the part-glazed external front door (with entry phone.) This opens into the ground floor lobby area. A short flight of stairs leads the outer hall. A wooden front door opens into the flat.

Hall

Wall-mounted entry phone. Fitted carpet. Radiator. Thermostat. Two ceiling lights. Fitted storage cupboard with shelves, housing consumer unit. Doors to Airing Cupboard, Bathroom, Bedrooms One and Two and Living Room. Isolator switch for bathroom.

Airing cupboard

Electric boiler, hot water tank and pressure unit. Storage space. Automatic light.

Living room

Fitted carpet. French doors out to the patio. Two radiators. Ceiling light, Two wall lights. Open archway to the kitchen.

Kitchen

Ceramic tiled floor. Radiator. A range of wall and base kitchen cupboards with melamine worktop over. Wood-framed double-

Bedroom Two

Fitted carpet. Radiator. Wood-framed double-glazed sash window overlooking patio. Ceiling light. Fitted wardrobe.

Patio

Both French doors lead to a patio area with space for table and chairs. Paved slabs. French drain. Raised flowerbed with established bulbs and perennials. Wrought-iron trellising.

Outside

In front of the apartment are landscaped garden areas with lawn and plants, along with one of the two pergolas. There are visitor parking spaces nearby and the space for number 5 is opposite the entrance for the apartment. The communal grounds of Castle Heights also include lawns and gravelled areas, some with sea views. There is a second pergola and a delightful summerhouse, with panoramic sea views across Lynmouth Bay. There is ample parking for owners and visitors and a communal bins area with marked boxes for recycling.

glazed sash window to the side. Space and plumbing for washing machine. Space for dryer. Space for fridge/freezer. Built-in four-ring hob with electric oven below and stainless-steel extractor hood and light above. Single-drainer, one-and-a-half bowl stainless-steel sink unit with chrome mixer tap. Integral dishwasher. Spotlights.

Bathroom

Ceramic tiled floor. Radiator. Spot-lighting. Three-piece bathroom suite including: panel-enclosed bath with chrome taps and wall-mounted built-in shower; low level flush WC; pedestal wash basin with chrome taps and mirror over. Tiled to full height around the bath and to half-height behind wash basin and WC. Chrome heated towel rail. Extractor unit.

Bedroom One (Master suite)

Fitted carpet. Radiator. Double-glazed French doors out to the patio. Ceiling light. Arch to:

Dressing area

Fitted carpet. Built-in wardrobes. Space for dressing table. Door to

Ensuite Shower Room

Ceramic tiled floor. Radiator. Shower enclosure with built-in shower and tiled to full height around shower cubicle. Low level flush WC with tiled shelf behind. Pedestal wash basin with chrome taps with tiled splashback and surround. Extractor fan. Spotlighting.



Notes

Share of Freehold

The flat is held on a lease originally of 999 years (approx. 985 years remaining). The flat owner also owns one 33rd share of the company set up to own the freehold.

Service charges

All exterior maintenance, up-keep of the grounds and common parts and buildings insurance are covered by an annual service charge. We understand that the charge was around £1690 last year. There is no ground rent.

Holiday Letting

To ensure the privacy and quiet enjoyment of the residents, the 33 owners of Castle Heights voted in 2017 not to allow holiday letting of the individual properties within the Castle Heights development. The properties can be let on assured shorthold tenancies (AST) and can be used on a non-commercial basis by family and friends. They can not be formally rented as holiday lets.

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.

