



Top Flat, 38 Lee Road,
Lynton, Exmoor

Exmoor
Property



Top Flat, 38, Lee Road, Lynton, Devon EX35 6BS

A spacious three/four-bedroom, two-bathroom, duplex apartment on the first and second floors of a fine Victorian semi-detached house. Immaculately presented, with a sunny (south facing) front patio garden, large lounge, kitchen-breakfast room and lovely country views, this elegant property is perfect as a comfortable live-and-work or permanent home.

Price: £260,000 Leasehold

From the pavement outside, the property is approached through the front garden. Slate steps rise to the outer front door. The front door opens into a porch with an inner front door with stained glass inset, which opens to an inner lobby with doors to the two properties. The door to the left opens to the upper apartment. A small entrance hall has hooks for coats and one decorative corbel feature. Stairs rise to the first-floor half-landing.

First floor landings

Stairs rise to front and rear landings. The rear landing has a fitted carpet, radiator and doors to the bathroom and two storage cupboards (one with power, light and central heating controls). The front landing has a fitted carpet, built-in cupboard with bi-fold door, and doors to the kitchen, living room and office/bedroom four.

Bathroom

Opaque double-glazed window to the side. Stained glass window above the door. Ceramic tiled floor. A four-piece bathroom suite including: panel-enclosed bath; corner cubicle with built-in shower; low level flush WC; pedestal wash basin. Heated towel rail.

Kitchen

Bedroom one

A large double room. Fitted carpet. Radiator. Double-glazed window to the front with uninterrupted country views. Some sloping ceilings. Eaves storage cupboard.

Bedroom two

Double room. Fitted carpet. Radiator. Large, double-glazed windows to the rear with views to Hollerday Hill. Some sloping ceilings. Eaves storage cupboard.

Bedroom three

Fitted carpet. Radiator. Double-glazed window to the front with country views. Some sloping ceilings. Eaves storage cupboard.

Outside

An attractively paved and gravelled, south-facing patio garden, raised above road level and providing a very pleasant sitting area, with mature hedges on two sides.

Central Heating

The apartment is heated by radiators with hot water from an electric boiler.

Laminate flooring. Radiator. Fireplace with cast-iron grate and inset, wooden mantle and surround. Double-glazed window to the rear with views to Hollerday Hill. Range of wall and base kitchen units with worktops over. Inset four-ring induction hob with electric double oven and grill below, extractor hood and light above. Single drainer ceramic sink with swan-neck mixer tap and waste disposal unit. Tiled splashbacks. Eye-level microwave. Integral fridge-freezer. Integral slimline dishwasher.

Living room

Fitted carpet. Radiator. Fireplace with cast-iron wood-burner, tiled insets, slate hearth, marble mantle and surround. Large, double-glazed windows in a bay to the front with views to countryside and hills outside the village.

Office/bedroom four

Fitted carpet. Radiator. Double-glazed window to the front with country views. Currently used as an office/occasional fourth bedroom. From the first floor, stairs rise to a half-landing with Velux window and a door to bathroom two (shower room). Stairs turn and rise to the second-floor landing, with doors to bedrooms one, two and three and an airing cupboard.

Bathroom Two

Three steps up to a shower room with wood-effect laminate floor, large cubicle with built-in shower, close-coupled WC with concealed flush, wash basin in a vanity unit with mirror and light above. Eaves cupboard with washing machine and tumble dryer. Built-in cupboard housing electric central heating boiler, hot water tank and pressure vessel. Heated towel rail. Extractor unit.

Services

Mains water, drainage and electricity. Lynton has full-fibre broadband available to the premises.

Leasehold terms

The apartment is held on a lease, originally of 999 years and now with 963 years remaining. Ground rent is a nominal £5 pa. Buildings insurance and maintenance are shared with the ground floor flat below, which also owns the freehold.

For details and viewings, contact sole agent

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