




**Flat 1, 14 Lee Road,  
Lynton, Exmoor**

**Exmoor  
Property**



## Flat 1, 14 Lee Road, Lynton, EX35 6HW

**A well-presented, two-bedroom first floor flat in the heart of Lynton. With the added benefit of a sunny, south-facing balcony from the sitting room with lovely views of the village and countryside, and a new luxury Kitchen/Diner. Perfectly positioned, just a minute's walk from the Cliff Railway, shops, cafes and amenities of this popular Exmoor coastal village.**

**Price: £225,000 Leasehold**

From the road outside, a shared front door opens to a stairwell. Stairs rise to the first-floor landing and interior front door to the flat. The front door opens into:

### **Kitchen/Diner**

Engineered oak floor. Door to Bedroom one, Bedroom two/Office and storage cupboard, which houses hot water tank and electric boiler.

Large south-facing double-glazed windows with lovely views across hills, fields and the village. A range of wall and base kitchen units, including recycling units, with oak worktops over. Composite 1½ bowl sink with drainer. Swan-neck mixer tap with boiling water tap. Four-ring electric induction hob with electric oven and grill below, extractor hood and light above. Wall-hung crockery rack. two floor-level heaters. Fridge/freezer.

### **Ensuite WC**

Tile-effect Laminate floor. Two opaque double-glazed windows to the side. Low level flush WC. Wash basin with tiled splashback.

### **Notes**

### **Lease**

We understand that a new 999-year lease has been agreed with the freeholder and will be in place for the new owner.

### **Parking**

The flat is located next to the Cross Street car park. A one-year residents' parking permit for Lynton can be purchased for c.£100.

Space and plumbing for a washing machine. An arch leads into

### Living Room

Fitted carpet. Double-glazed window to the side. Two radiators. Double-glazed French doors with window above lead onto a south-facing balcony, with slate-tiled floor and brick walls with wrought-iron rail.

### Bedroom One

Fitted carpet. Radiator. Double-glazed windows to the front, toward Hollerday Hill, and with views of the Town Hall. Large window recess with room for a chair.

### Bathroom

Wood effect laminate floor. Radiator with towel rail over. Opaque double-glazed windows to the front. Three-piece bathroom suite including panel-enclosed bath with electric shower over and screen, low level flush WC and pedestal wash hand basin. Tiled to ceiling height around the bath.

### Bedroom Two/Office

Fitted carpet. Radiator. Large double-glazed window to the front, overlooking the Town Hall. Two steps up to ensuite WC.



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

## Exmoor Property

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