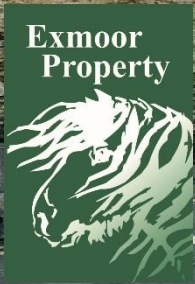




1a Victoria Place,
Lynton, Exmoor



1a, Victoria Place, Lynton, Devon EX35 6AW

A newly renovated, beautifully presented two bedroom, first floor flat in Lynton's Old Village quarter. With double-glazing and new flooring throughout, the property is just a few minutes walk from the cafes, shops, amenities & attractions of this sought-after Exmoor Coastal village.

Price: £190,000 Leasehold

The property is approached from Lydiate Lane. The front door leads into

Entrance Hall

Fitted floor mat. Radiator. Stairs with fitted carpet and a bannister rise, past two large double-glazed windows with deep sills to the side, and turn to the first floor. Recess with two cupboards.

Living Room

Storage cupboard containing consumer unit, electric boiler and water tank. Laminate floor. Large double-glazed window to front with deep sill. Radiator. Two ceiling lights. Victorian-style feature fireplace with wooden mantel and iron inset. Wall-mounted cupboard.

shower over. Low level flush WC. Pedestal wash basin with cupboard above. Chrome heated towel rail. Extractor fan. Spotlighting.

Bedroom Two

Fitted carpet. Radiator. Two double-glazed windows with deep sills to side. Ceiling light.

Notes

Leasehold Terms

1a Victoria Place is held on a lease with 987 years remaining. We understand that there are no service charges or ground rent.

A six-panel door leads into

Hallway

Fitted carpet. Two ceiling lights. Smoke detector. Radiator. Doors to Kitchen, Bedrooms One & Two and Bathroom.

Kitchen

Laminate floor. Radiator. Two double-glazed windows with deep sills. Range of base and wall units with wood-effect worktop over. Space for fridge-freezer. Induction/ceramic four-ring hob with extractor fan and light above and electric oven below. Space and plumbing for a washing machine. Splash-back tiling. Stainless steel sink and drainer with swan-neck chrome mixer tap.

Bedroom One

Fitted carpet. Ceiling light. Double-glazed window to side with deep sill and radiator below. Fitted bedside table on one side. Loft hatch (loft not inspected).

Bathroom

Laminate floor. Radiator. Opaque double-glazed window to the rear. Tiled to ceiling on three sides. Panel-enclosed bath with chrome taps and built-in



Holiday Letting

The property is currently holiday let by the owners. There are no restrictions on the property's usage. It can be used for holiday letting or as a full-time residence.

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.

