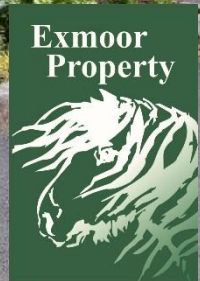




14, Castle Heights,
Lynton, Exmoor



14, Castle Heights, Lynton, Devon EX35 6JD

A well-presented, two-bedroom ground floor flat with parking, use of outside space and delightful sea views over Lynmouth Bay. There is also guest parking, communal landscaped grounds and garden, including pergolas and a communal summer house in this prestigious private development.

Price: £300,000 Share of Freehold

From the car park, the property is accessed via a communal entrance into the entrance foyer with lift and stairs to the upper floors. An interior door to the left opens into an internal foyer for flats 14 and 15. A further wooden front door opens into the flat.

Entrance Hall

Fitted carpet. Radiator. Wall-mounted entry-phone. Ceiling light. Telephone point. Wall-mounted control for heating system. Doors to Bedrooms one and two, Bathroom, Living Room and large built-in airing cupboard housing the electric hot-water heating system and consumer unit.

Bedroom One

Fitted carpet. Radiator. Double glazed window to the front overlooking the communal pergola seating area and car park. Fitted wardrobe. Telephone point.

Bedroom Two

Fitted carpet. Radiator. Double glazed window to the front.

hood with light above. Built-in (integral) SMEG fridge-freezer, dishwasher and washing machine/tumble dryer.

Communal Grounds and Summer House

The communal grounds include car parking for residents and visitors, sheltered sitting areas, a pergola with seating and a communal summer house with gravelled area outside. The summer house is of timber construction with windows facing the bay and offers dramatic sea views and a delightful place to sit and relax.

Notes

Heating

Heating is by Electramate 2000 off-peak central heating and mains-pressure hot water system. Mains smoke alarm, entry-phone system.

Share of Freehold

Bathroom

Ceramic tiled floor. Radiator. Tiled floor-to-ceiling on all four walls. Three-piece bathroom suite including panel-enclosed bath with chrome taps & built-in shower over, low-level flush WC, pedestal wash basin with mirror above. Extractor unit.

Living room

Fitted carpet. Two radiators. Ceiling and wall lights. TV point and telephone point. Double-glazed french doors, with panoramic views across Lynmouth Bay and Foreland Point, open to an exterior wrought-iron gate and wooden steps down to

Gravelled Sitting Area

Used almost exclusively by Flat 14, the gravelled area outside the living room is part of the communal grounds and can also be approached via a locked iron gate in the side return. Beautiful sea views across Lynmouth Bay and Foreland Point. An archway from the Living Room leads into

Kitchen/Diner

Tiled floor. Radiator. Space for table and chairs with light over. Double-glazed sash window to the rear overlooking Lynmouth Bay. Four recessed spotlights. Range of light beech-style wall and base cupboards with worktops over. Single drainer, 1½-bowl stainless steel sink unit with matching mixer tap, tiled splash-back on two sides. Built-in SMEG four-ring electric hob with oven below and extractor



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 £1383 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 cannot 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.

