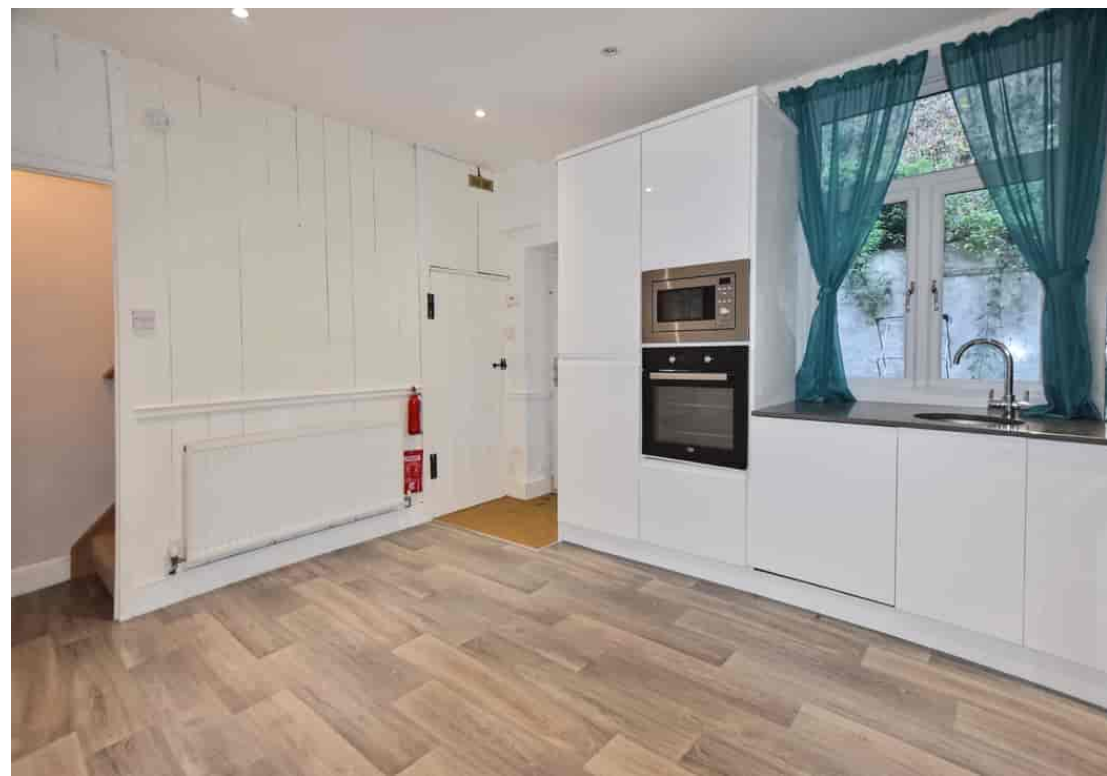




14 Tors Road, Lynmouth, Devon, EX35 6ET





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Guide Price £350,000

The twin towns of Lynton and Lynmouth are part of the myth and legend of Exmoor, and whilst the upper town of Lynton has a reasonable amount of residential property, the Seafront tow of Lynmouth has far fewer houses and so the opportunity to buy in this world renowned beauty spot (lauded by no lesser authority the C S Lewis) are exceedingly few and far between. Our clients are offering for sale a most charming and characterful two bedroom stone cottage with the following accommodation. Double glazed front door opening to SITTING ROOM with window overlooking front garden, fireplace with stone surround and timber mantle, door to INNER LOBBY with stairs to first floor, doorway to KITCHEN/BREAKFAST ROOM offering a well fitted and stylish kitchen with range of eye and base level units, high quality worktop with contemporary tiled splashbacks and inset circular sink and mixer tap, integrated appliances including fridge/freezer, washing machine and dishwasher, ceramic hob with extractor hood over, eye level built-in oven and microwave. There is an attractive alcove, probably a former fireplace or bread oven, with inset light, window and part glazed door to rear garden area. There is an understairs cupboard offering useful storage. On the FIRST FLOOR is the LANDING with contemporary glass balustrade and timber handrail, airing cupboard with hot water cylinder and further storage cupboard. There is a SHOWER ROOM and a separate BATHROOM as well as TWO DOUBLE BEDROOMS both with double glazed windows overlooking the front elevation, with one bedroom in particular looking onto the East Lyn River.

# 14 Tors Road, Lynmouth, Devon, EX35 6ET

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Stunning And Rarely Available Location  
Adjacent To The East Lyn River  
Short Walk To Amenities And Sea Front  
Character Stone Cottage  
Sitting Room With Fireplace  
High Quality Fitted Kitchen  
2 Bath / Shower Rooms  
2 Double Bedrooms  
Front And Rear Courtyard Gardens  
Ideal Holiday Home Or Holiday Let  
Perfect Base To Explore Exmoor  
NO ONWARD CHAIN!

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## Living Room

17' 0" x 10' 9" (5.18m x 3.28m)

## Kitchen

14' 0" x 11' 0" (4.27m x 3.35m)

## Stairs To First Floor

## Bedroom One

10' 8" x 8' 5" (3.25m x 2.57m)

## Bedroom Two

11' 0" x 8' 3" (3.35m x 2.51m)

## Bathroom

## Shower Room

## Outside

The property to front is a charming patio style garden enjoying a sunny aspect whilst to the rear is an enclosed courtyard style garden where the oil tank for the central heating is found.

## SERVICES

Services: To be confirmed.

Council Tax Band: TBC.

EPC Energy Rating: E.

## DIRECTIONS

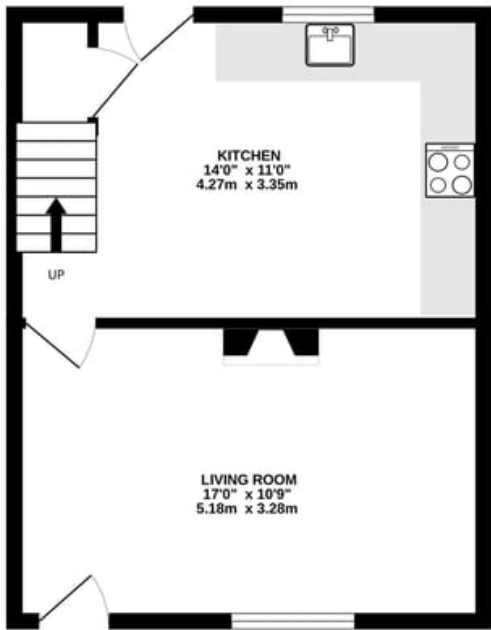
To locate, please follow SatNav ref EX3 6ET.

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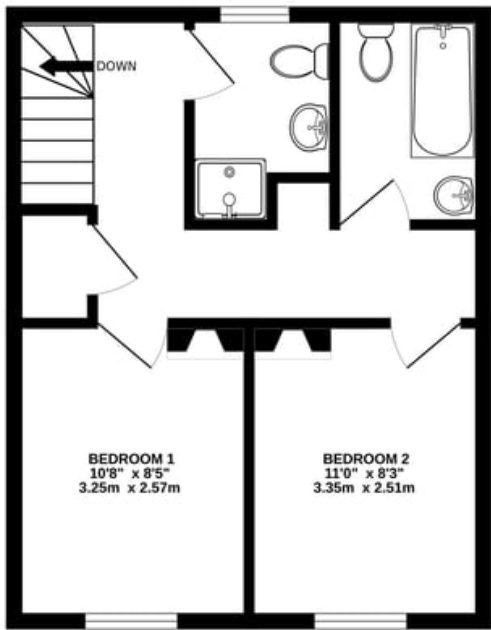




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 764sq.ft. (71.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	68
(39-54) <b>E</b>	46
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	







