

Lynton, Devon, EX35 6ED





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Guide Price £230,000

Entering the property, you are greeted by a bright and airy LIVING ROOM, which is neatly decorated, with feature beams above. The room is bathed in light from the side aspect window and the French doors you entered through. Heading down the first stairwell leads you to the BEDROOM, which again benefits from the light from a double-glazed window at the end of the room. Across the room is the entrance to the SHOWER ROOM, which comprises of a low level W/C, pedestal wash basin and shower cubicle and is tastefully decorated with feature tiling. Next to this is a handy cubby for coats and shoes, with further storage offered under the stairs. The door from this room takes you down a spiral staircase to the KITCHEN/DINING ROOM, which is lovely and bright again, has plenty of worktop space as well as integrated base level appliances. A door at the far end of the room leads to a DOWNSTAIRS CLOAKROOM/W/C, which is fitted with a low level W/C and pedestal wash basin and has been neatly tiled. A final door leads you through the Sea View Apartment grounds, which you can also enter the property through.

The property benefits from access to a PRIVATE TERRACE, with incredible sea views and offering a high degree of privacy. The property has one allocated parking space. Would be owners would also gain access to an incredibly handy store cupboard in the Sea View complex building which is private for sole use by the owners of Coachman's.

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Close To Lynmouth Beach
Potential Investment Opportunity
Quiet Location With View Of Lynmouth Beach & Countisbury
Apartment With Private Entrance
Tastefully Decorated Throughout
Bright And Spacious Kitchen/Living Areas
Master Bedroom
Shower Room
Secluded Terrace With Sea View
Access To Locked Storage Unit Within Sea View Building

Ground Floor

Kitchen

18' 4" x 8' 10" (5.59m x 2.69m)

Cloakroom/W/C

5' 3" x 3' 10" (1.60m x 1.17m)

Spiral Staircase To First Floor

Bedroom

15' 2" x 7' 6" (4.62m x 2.29m)

Shower Room

7' 6" x 4' 7" (2.29m x 1.40m)

Stairs To Second Floor

Living Room

18' 4" x 8' 7" (5.59m x 2.62m)

Outside

Private terrace affording incredible sea views and offers a high degree of privacy. The property has one allocated parking space. Store cupboard within the Sea View complex building.

Agents Note

Tenure: Leasehold. 11th Share Of The Freehold.

Length of Lease: 999 Years. Remaining Term on Lease 994 Years.

The property is Listed.

Maintenance Costs & Service Charges: To Follow.

The maintenance charges include communal electric, garden maintenance of communal areas, bins and recycling, WIFI, fire alarms (maintenance and weekly testing), cleaning of communal area.

There is a 28 day holiday use restriction on the property.

The sellers have advised us that the contents are potentially available by separate negotiation. Please ask the agent for further details if any potential buyers would be interested.

SERVICES

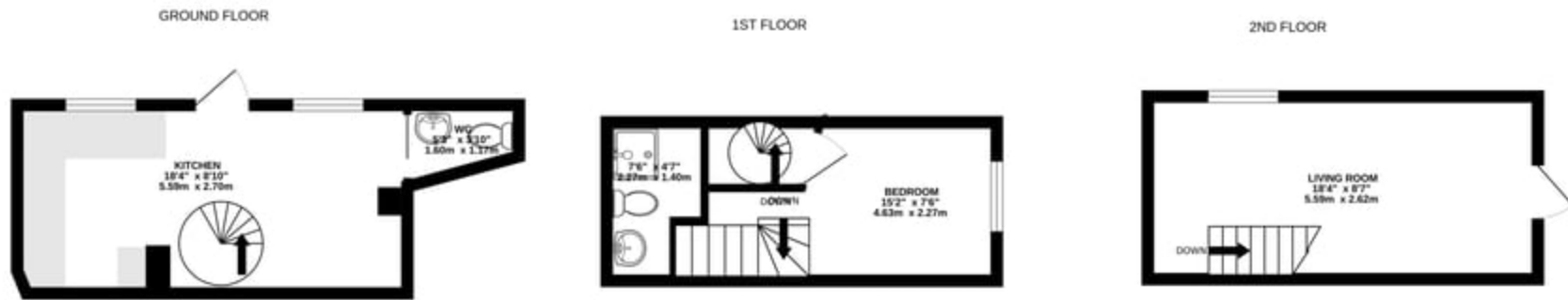
Services: Mains Electricity, Mains Water, Mains Drainage Are Connected.

Council Tax Banding: Not Applicable. Business Rated.

DIRECTIONS

To locate, follow Sat Nav EX35 6ED.

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