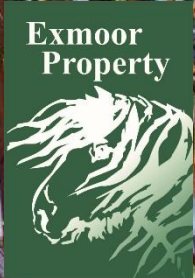




**7 Summerhouse Path,
Lynmouth, Exmoor**



7, Summerhouse Path, Lynmouth, Devon EX35 6ES

Hidden gem! This light and airy house, in a quiet, tucked away spot, is just moments from the heart of this beautiful Exmoor harbour village. Four bedrooms, two receptions, balcony and private, patio garden.

Price: £355,000 Freehold

The property is approached through a full-height wooden gate to concrete steps, which rise to the gravelled patio area in front of the house. Three steps lead to a part-glazed wooden front door.

Hall

Vinyl floor. Ceiling light. Radiator. Smoke detector. Doors to Living room & Dining room. Stairs with fitted carpet rise to the first floor.

Living Room

Wooden floorboards. Ceiling light. A double-aspect room, with double-glazed windows in a square bay to the front. Two Radiators. Two double-glazed windows to the side. Stone-composite fireplace and hearth with electric fire.

Kitchen

Vinyl floor. Range of base and wall units with wood-effect worktop over. Fitted wine cooler. Ceramic sink and drainer with Victorian-style brass mixer tap. Space and plumbing for dishwasher. Space for fridge-freezer. Splash-back tiling on three sides. Electric oven with four-ring ceramic hob. Small

Bathroom

Vinyl floor. Radiator. Opaque double-glazed window to the rear. Tiled on two sides. Panel-enclosed bath with separate chrome taps. Electric shower above. Pedestal wash basin with separate chrome taps. Small shelf. Towel rail.

Bedroom Two

Painted wooden floorboards. Radiator. Fitted wardrobes. Central ceiling light. Double-glazed French doors to the front, which lead on to the balcony. Double-glazed window to the side.

Balcony

Wrap-around balcony to front and side with space for small table & chairs. Partial sea views and village views.

Bedroom Three

Wood-effect lino floor. Radiator. Double-glazed window to the side. Central ceiling light.

Bedroom Four

recess with shelving. Under-stairs cupboard. Double-glazed window to the rear. Door to the rear leads to

Utility room

Large opaque window to the rear. Shelving. Space and plumbing for washing machine/ dryer. Light. Part-glazed wooden door to

Rear Courtyard

Corrugated plastic roofing. Concrete paving. Shelving. Outside tap. Lighting.

Dining Room

Wooden floorboards. Ceiling light. Double-glazed windows to the front. Deep sill used as window seat. Radiator.

First Floor Landing

Fitted carpet. Ceiling light. Double-glazed window to the rear. Smoke alarm. Loft hatch (Loft not inspected). Airing cupboard. Doors to bedrooms one, two, three and four. Door to bathroom.

Bedroom One

Painted wooden floorboards. Two double-glazed windows to the front. Ceiling light. Radiator. Fitted wardrobe. Recess to one side. Shelved cupboard.

Fitted carpet. Double-glazed window to the rear. Central ceiling light. Shelving for storage.

Separate WC

Vinyl floor. Ceiling light. Low level flush WC. Small wash basin with chrome taps. Small radiator. Opaque double-glazed window to rear. Extractor fan.

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.

