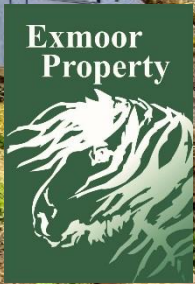




3 Orchard Place  
Sinai Hill, Lynton



## 3 Orchard Place, Sinai Hill, Lynton, Devon EX35 6AR

**A pretty two-bedroom character stone cottage, in a tucked away location, in the Old Village area of Lynton. Conveniently located for the amenities, cafes and shops of this popular Exmoor coastal village.**

**Price: £240,000 Freehold**

From Sinai Hill, a footpath leads to Orchard Place. Number 3 is located on the left

### **Outside**

Front yard/patio area with concrete surface and astro-turf, enclosed by a wooden fence. External boiler. Oil tank. A slate step leads up to the double-glazed front door, which leads into

### **Ground Floor**

#### **Kitchen/Breakfast Room**

Double-glazed window to the front. Laminate floor. Radiator. Range of wall and base units with wood worktops over. Space and plumbing for washing machine. Stainless steel sink and drainer with chrome mixer tap. Feature brick chimney breast with shelves

#### **Bedroom Two**

Oak door. Double-glazed window to front. Radiator. Fitted carpet. Wall light. Loft hatch (Loft not inspected.)

#### **Bathroom**

Bifold doors. Opaque double-glazed window to the rear. Ceramic tiled floor. Tiled on four sides. Low level flush WC with mirrored cupboard above. Ceiling light. Pedestal wash basin with chrome taps and shelf above. Panel-enclosed bath with chrome taps and electric shower over. Chrome heated towel rail. Extractor unit.

to each side and ceramic four ring hob and electric oven below. Integrated fridge/freezer. Space for small table and chairs. Central ceiling light.

### Living Room

Double-glazed window to front. Radiator. Fitted carpet. Spotlighting. Understairs storage recess. Staircase with fitted carpet and bannisters rises to the central half-landing with light above. Two steps up to left lead to

### Bedroom One

Oak door. Double-glazed window to front. Fitted carpet. Radiator. Wall light. Two fitted wardrobes. Cupboard housing factory-lagged water tank and pressure vessel. Two steps up to the right lead into

### Landing

Fitted carpet. Wall light. Radiator. Doors to Bedroom Two and Bathroom

**For details and viewings, contact sole agent**

## Exmoor Property

Church Hill, Lynton, Devon EX35 6HY

Tel: 01598 752 221

Email: [info@exmoorproperty.com](mailto:info@exmoorproperty.com)

[exmoorproperty.com](http://exmoorproperty.com)

[zoopla.co.uk](http://zoopla.co.uk)

[rightmove.co.uk](http://rightmove.co.uk)



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.

