

The Cleave
2 Grattons Drive,
Lynton, Exmoor

**Exmoor
Property**



The Cleave, 2 Grattons Drive, Lynton, Devon EX35 6LW

A refurbished two-bedroom detached bungalow with gardens, a garage and a parking space, positioned to take advantage of lovely sea views over Lynmouth Bay. Double-glazed throughout and with a sun - room to the rear, this bungalow combines comfortable living with beautiful views and easy access to the amenities and shops of Lynton & Lynmouth.

Price: £325,000 Freehold

From the garages and parking area on Grattons Drive, a short path passes in front of two neighbouring properties to

Front Garden

Mainly laid to lawn, with established shrubs to each side of the garden and rockery-style flower beds with mature plants in front of the bungalow. A sloping path with a handrail leads up the middle of the garden. Three steps up to a double-glazed front door, which opens into

Hall

Radiator. Laminate floor. Built-in cupboard. Main ceiling light. Doors to Bedrooms One & Two, Bathroom and Living Room.

Bedroom One

Fitted carpet. Radiator. Large, double-glazed window to the front with sea and countryside views. Built-in cupboard.

Bedroom Two

Dining Area

Ceramic tiled floor. Radiator. Double-glazed window and sliding door leads into

Sun-room

Laminate floor. Double-glazed, with sliding doors on both sides leading into the garden.

Rear Garden

A patio runs along the back of the bungalow, with access to the front of the property via the side return. Shallow steps lead up to the higher area of the garden, which is retained by attractive stone walling. Mainly laid to lawn and surrounded by mature flowering shrubs and bushes, the garden also has a pretty elevated patio in the top corner of the garden, with a partial sea view.

Fitted carpet. Large, double-glazed window overlooking the rear garden. Radiator.

Shower Room

Laminate floor. Opaque double-glazed window to the side. New shower room suite, including: corner shower cubicle with built-in shower with a fixed head and a hand-held attachment; close-coupled WC; modern wash basin in a vanity unit, with mirror over. Chrome heated towel rail. Extractor unit. Airing cupboard with shelving and new hot water tank.

Living Room

Large, double-glazed windows to the side, and to the front with lovely sea and countryside views. Fitted carpet. Two radiators. Glazed door to the Kitchen/Dining Room.

Kitchen/Diner

Kitchen Area

Ceramic tiled floor. Range of wall and base units with wood-effect worktop over. Recessed spotlighting. Space and plumbing for washing machine. Space for free-standing electric cooker. Stainless-steel sink with drainer, chrome mixer tap and tiled splashback. Large double-glazed window above looking over the rear garden.

Garage

Located within 80 metres of the bungalow. A block-built single garage, in a row of four garages, with up-and-over door and a parking space in front.

Refurbishment Works

Refurbishments carried out in the last two years include: New roof covering; new shower room suite; new radiators; new carpets; some new wiring; decoration throughout; new garden fence.

For details and viewings, contact sole agent

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