

29 Lee Road, Lynton,  
Exmoor

Exmoor  
Property



## 29 Lee Road, Lynton, Devon EX35 6BS

**A 3 bedroom house with a south-facing patio and garden, located a short level walk from the shops, amenities and attractions of Lynton, one of Exmoor's beautiful twin coastal villages.**

**Price: £300,000**

From the pavement outside, a step leads to a double-glazed front door, opening into the Living Room.

### **Living Room**

Fitted carpet. Two double-glazed windows to the front. Two storage heaters. A part-glazed wooden door leads into the Kitchen/Diner.

### **Kitchen/Diner**

Laminate floor. Storage heater. Large, double-glazed window to the rear, overlooking the garden. A range of wall and base units with worktops over and tiled splashback. Integrated eye-level electric oven and grill. Four-ring ceramic hob. Integrated dishwasher. Space and plumbing for a washing machine. Circular stainless-steel sink and drainer with chrome mixer tap. Cupboard with shelves. Spotlights and under-cupboard lights. Door to understairs cupboard, housing electrical consumer unit, meters and coat hooks. Doors to staircase and Rear Hall.

### **rear Hallway**

### **First Floor**

From the Kitchen, stairs with fitted carpet and banister rise to a half-landing and turn to rise to

### **First Floor Landing**

Fitted carpet. Storage heater. Light well. Ceiling hatch to the loft (with rockwool insulation and potential for a hobbies/work-space.) Wooden doors to Bedrooms One, Two and Three, WC and Bathroom.

### **Bedroom One**

Fitted carpet. Double-glazed window to the front, overlooking Lee Road.

### **Bedroom Two**

Fitted carpet. Double-glazed window to the front, overlooking Lee Road.

### **Bedroom Three**

Double-glazed window to the rear, overlooking the garden. Pedestal wash basin with chrome taps and tiled splashback.

Storage heater. Bi-folding doors lead into

### Separate WC

Laminate floor. Low level flush WC. Corner basin with tiled splashback. Double-glazed window to rear. Glass shelf with mirror above.

A further door leads into the understairs cupboard/pantry. A part-glazed, double-glazed door with light above leads out to the rear garden.

### Garden

A run of concrete steps, with handrails, leads down to a south-facing patio area and the garden, which has a range of mature shrubs including a lilac tree. Fishpond. Small area of lawn. Wooden fencing to two sides. From the patio, two wooden doors open to the workshop and to a further basement storage area.

### Basement Workshop

In the lower ground area beneath the kitchen. A good-sized area, with a workbench and shelving on three sides. Low ceiling. Power and light connected.

### Further Storage

Beside the lower ground floor workshop is an area for storage. Approximately 5ft wide and running the depth of the house, from front to back. Low ceiling.



### Separate WC

Fitted carpet. Opaque double-glazed window to the rear. High level flush WC.

### Shower Room

Vinyl floor. Tiled to full height on two sides. Double-glazed window to the rear overlooking the garden. Electric shower with curtain-rail around. Wall-mounted basin with chrome taps and glass shelf and mirror above. Wall-mounted electric heater. Airing cupboard with shelves and hot water tank.

### Notes

There are signs of damp in the kitchen and other areas. The property also needs some updating and decoration. The works are not believed to be extensive, but buyers are advised to obtain advice from a reputable builder about the cost of any works they would require.

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

## Exmoor Property

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