

17 Cross Street, Lynton,
Exmoor

Exmoor
Property



17, Cross Street, Lynton, Devon EX35 6HG

A spacious and elegant four-bedroom, three-bathroom end-terrace house, with parking and courtyard garden, in the heart of Lynton. Arranged with a Master Bedroom Suite, two further double bedrooms and bathroom, and a guest suite on the lower ground floor, the property lends itself to multi-generational living or family home with income option. Extensively refurbished by the current owners, with some parts to finish, hence the attractive asking price.

Price: £395,000 Leasehold

Entrance Porch

Slate tiled floor. Hooks for coats. Part-glazed inner door to the Hall.

Hall

Slate tiled floor. Radiator. Doors to Living Room and Kitchen. Stairs up to first floor. Stairs down to lower ground floor. Double glazed window to the side.

Living Room

Wood-effect laminate flooring. Two radiators. Double-glazed windows in a bay to the front. Fireplace with slate hearth and modern wood burner.

Kitchen/Diner

Slate tiled floor. Radiator. Double-glazed window to the rear. A modern, newly-fitted kitchen with a range of wall and base units with quality worktops over. A large, Mercury electric range cooker with five induction rings, grill and two ovens below. Space for a dining table and six chairs. Space for fridge/freezer.

Utility area

Slate tiled floor. Radiator. Double-glazed window to the side. Kitchen units with inset stainless-steel sink and flexi-hose dishwashing tap. Integral dishwasher. Wall mounted storage units.

Master bedroom

Fitted carpet. Double-glazed windows in a bay to the front. Two radiators. Range of fitted wardrobes. Fitted dressing table. Sliding opaque glass door to the en-suite Bathroom.

En-suite Bathroom

A large and luxurious bathroom with a ceramic tiled floor. Heated towel rail. Double-glazed window to the rear. Large open shower area with cascade shower and two wall jets. Oval slipper bath with free-standing chrome waterfall tap and hand-held shower attachment. Modern, twin basins in a vanity unit, each with a mirror and light above. Close-coupled WC. Built-in cupboard. Extractor unit.

Second Floor Half-Landing

Laundry Room

Ceramic tiled floor. Opaque double-glazed window to the rear. Space and plumbing for a washing machine and tumble dryer. Modern hot water tank.

Second Floor Landing

Wood-effect laminate floor. Doors to Bathroom and two Bedrooms. Radiator. Double-glazed window to the side. Ceiling hatch to loft area (not inspected).

Bedroom Two

Lower Ground Floor

Stairs from the Hall descend, past the back door to the lower ground floor. Lower Hall has a slate tiled floor. Radiator. Electric consumer unit and a door to the lower lounge.

Lounge

Fitted carpet. Opaque double-glazed window to the rear. Radiator. Cupboard housing central heating boiler. Doors to the Bedroom and Bathroom.

Bathroom

(Not finished, but all fittings are present, including tiles.) Panel-enclosed bath with side taps and shower attachment. Modern basin in a vanity unit, with waterfall mixer tap. Low-level flush WC. Extractor unit. Plumbing for radiator or heated towel rail.

Bedroom

Fitted carpet. Opaque double-glazed windows to the side. Radiator. Recess suitable for a large wardrobe, with small radiator. Built-in cupboard with bi-fold louvre door.

En-suite Shower

Fully-tiled shower room with built-in shower, heated towel rail and extractor unit.

First Floor Half-landing

Separate WC

Opaque double-glazed window to the rear. Small radiator. Close-coupled WC. Suspended basin with mixer tap, mirror and light above.

First Floor Landing

Radiator. Double-glazed window to the side. Door to Master Bedroom Suite.

Wood-effect laminate floor. Radiator. Two double-glazed windows to the front. Fireplace with cast-iron grate, mantle and surround.

Bedroom Three

Wood-effect laminate floor. Radiator. Double-glazed window to the rear. Fireplace with cast-iron grate, mantle and surround.

Bathroom

Tiled floor. Panel-enclosed bath with swan-neck mixer tap and built-in shower over. Pedestal wash basin with mirror and light above. Low-level flush WC. Chrome heated towel rail. Extractor unit.

Outside

Parking

A brick-paved area behind the house, with plenty of space for one vehicle. Double-glazed door to back stairs (leading up to the ground floor and down to the lower ground floor flat.)

Courtyard Garden

A paved courtyard patio with rendered and painted walls surrounding. Space for oil storage tank (central heating).

For details and viewings, contact sole agent

Exmoor Property

Church Hill, Lynton, Devon EX35 6HY

Tel: 01598 752 221

Email: info@exmoorproperty.com

exmoorproperty.com

zoopla.co.uk

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.

