



Nos 30-32-34
WATERSMEET RD

30 Watersmeet Road,
Lynmouth, Exmoor

Exmoor
Property



30, Watersmeet Road, Lynmouth, Devon EX35 6EP

A handy two-bedroom end terrace maisonette in the delightful Exmoor seaside village of Lynmouth. Ideal for first-time buyers, holidays, work-from-home or investment.

Price: £180,000 Share of Freehold

From the narrow road outside, four steps lead up to a cobble-paved path beside the property. It leads to the rear of the property, where a part-glazed door opens into the Kitchen/Living Room.

Kitchen

Slate-tiled floor. Two casement windows to the side. Enamel butler sink, Open shelving with tiled worktops over. Electric cooker. Space for a fridge. Plumbing for a washing machine. Six recessed ceiling lights. Stairs rise to the first floor.

Living Room

Open plan room. Stripped wooden floorboards. Wood-framed double-glazed casement window to the front with window seat below. Fireplace with cast iron solid-fuel burner Six recessed ceiling lights. Built-in cupboard housing electrical consumer unit.

Services

Mains electricity, water and drainage. Fibre broadband is available.

Leasehold/Share of Freehold

The property is held on a lease originally of 999 years from January 1999 and now with 974 years remaining. The Freehold title of the four properties in the building (28,30,32 and 34 Watersmeet Road) is held by a limited company, set up for the purpose. The owners of the four properties each have a 25% share of the company. Service charges are £350 per year. This covers basic maintenance and repairs as well as buildings insurance. Any other necessary costs would be shared between the owners.

First Floor

Bedroom One

Stripped wooden floorboards. Wood-framed double-glazed casement window to the front, with a wooden lintel beam over, giving views over the river and a partial view to the sea. Fireplace with cast-iron grate and slate hearth.

Bedroom Two

Stripped wooden floorboards. Casement window to the rear. Four recessed ceiling lights. Stairs to bathroom.

Second Floor

Bathroom

Stripped wooden floorboards. Velux window. Eaves cupboard housing hot water tank and pressure vessel. Storage cupboard. Recess with wide shelf. Three-piece bathroom suite including: roll-top bath; low level flush WC; pedestal wash basin.

Heating

Radiators in the bathroom and both bedrooms were formerly heated by the solid-fuel burner in the Living Room. Prospective buyers should take advice from a heating engineer about reinstating or replacing this source of 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.

