



2, Waverley Terrace



# 2, Waverley Terrace

Lynton, Devon, EX35 6AH

Coastal Path & Lynmouth Beach all walking distance.

A tastefully modernised period residence close to the coast.

- Convenient, central location
- 4 Double bedrooms, family bathroom
- Generous garden, large shed/workshop
- Views across village and Exmoor
- Freehold and Leasehold
- Recently renovated, airy accommodation
- Sitting/Dining Room, Kitchen
- Off street parking for two vehicles
- Close to coastal footpaths
- Council Tax Band B

Guide Price £385,000

## SITUATION

Within Exmoor National Park and close to the heart of Lynton enjoying views across the town to open countryside beyond. Shops, cafes and restaurants are within a few minutes walk. Lynton is twinned with the pretty village of Lynmouth set on the banks of the River Lyn overlooking the sea and reached via a cliff side railway. The Valley of the Rocks is within walking distance and North Devon's famous surfing beaches of Woolacombe and Croyde are 45 mins by car. Main shopping towns of Barnstaple, South Molton & Minehead are about a 30 minute drive and there is a regular bus service from Lynton to Barnstaple.

## DESCRIPTION

2 Waverley Terrace presents elevations of exposed stone and red brick to the front, hung slate and painted stone to the rear, with double glazed windows beneath a slate roof. The property has recently been renovated and provides well-presented and spacious accommodation which has many period features, including high ceilings and large windows allowing decent light to flood into the principal rooms. The accommodation is arranged over three storeys and includes;



## GROUND FLOOR

UPVC door opening to the SITTING/DINING ROOM, stairs up to first floor, versatile open plan living space with high ceilings and large UPVC window to the front elevation, fire place with a log burner/multi fuel stove, slate hearth and an oak lintel beam above, alcove ideal for placing dresser or storage, built-in storage cupboards and display cabinet, under stairs open storage area door through to KITCHEN with UPVC door to rear and large window above the sink. Modern shaker style fitted kitchen with wood effect work surface, tiled splashback, storage above and below, integrated appliances including dishwasher, four ring electric hob with oven below and extractor fan above, tall fridge/freezer. UTILITY AREA hidden behind sliding doors with space and plumbing for washing machine and tumble dryer, hot water tank, floor mounted oil boiler.

## FIRST FLOOR

HALF LANDING with sliding door opening to FAMILY BATHROOM opaque window to rear elevation, modern three-piece suite comprising 'P' shaped panelled bath with mains fed shower over, hand wash basin set in storage unit with storage unit above, low level WC with storage unit above. LANDING storage under stairs, door through to BEDROOM 2 large double room with walk-in dressing room to the rear, UPVC window overlooking rear garden, alcove either side of chimney breast. BEDROOM 1 with two UPVC windows to front elevation with delightful rooftop and Exmoor views over Countisbury Hill and Tors Park, space for large wardrobe. Stairs leading to second floor.

## SECOND FLOOR

LANDING with skylight, loft hatch with drop down ladder leading to decent sized storage loft. BEDROOM 3 Dorma window to front, fitted wardrobe and exposed beams. BEDROOM 4 high ceilings, large Dorma with UPVC window facing to the rear, courtyard views and over the village rooftops.

## OUTSIDE

Access off of Abbey Court. FRONT GARDEN with stone flower bed. Two off street parking spaces. REAR GARDEN mainly laid to lawns with mature shrubs, feather board fencing and stone wall border. Large WOODEN SHED with light and power. LOG STORE with light located next to the house and bunded oil tank.

## SERVICES

Mains electricity, water and drainage. Oil fired central heating. According to Ofcom Gigabit broadband is available and mobile coverage by most networks is likely.

## DIRECTIONS

As you enter Lynton and drive up Castle Hill, turn left towards then passed the school, take the next left then right onto Lydiate Lane. After about 50 metres you will find the double parking bay on the right hand side with for sale signs clearly displayed.

WHAT3WORDS///clockwork.portable.voted

## SPECIAL NOTE

The vendor has confirmed that the property itself is Freehold but sits on leasehold land with the remainder of a 999 year lease. No service charge or ground rent payment has been requested during the vendor's 28 year tenure. Further information can be requested from the sole selling agent.

## LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01271 322837 or [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk).



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		82	53
EU Directive 2002/91/EC			

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