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Harbour Watch

Harbour Watch, 13 Tors Park, Lynmouth, Devon, EX35 6NA



**THE FULL BROCHURE IS  
AVAILABLE TO VIEW ONLINE**

For further information regarding availability and prices please contact the sell agent, Stags Barnstaple.

Lynmouth village amenities and the South West Coast Path nearby.

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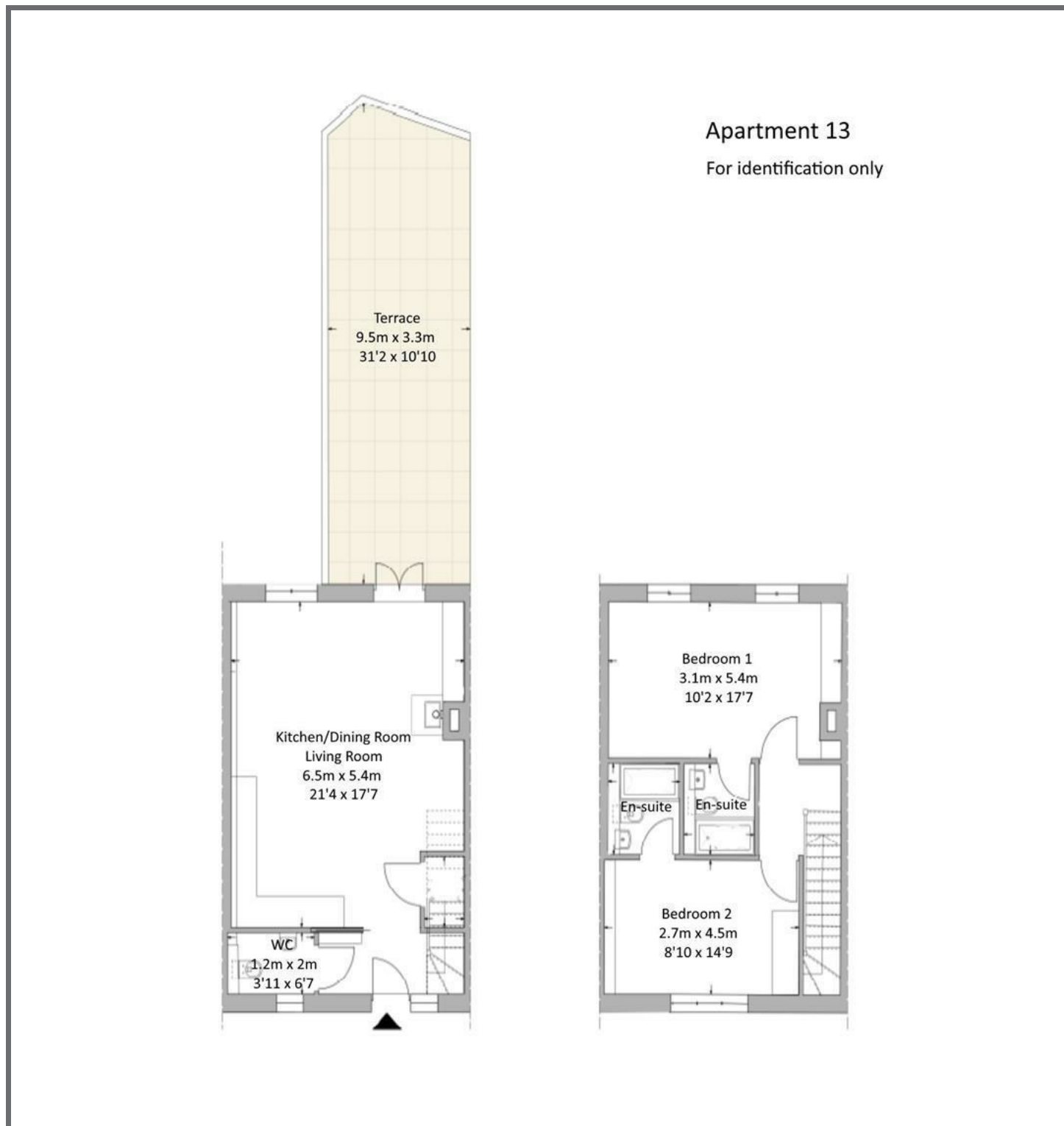
A unique two storey attached cottage enjoying panoramic coastal views in a new development of waterside properties in Lynmouth. Open plan living, high ceilings and stunning large bay with double doors which open out onto a large private terrace. Light and spacious Master Bedroom with Ensuite Shower Room. 2 Bedrooms, 2 Bathrooms. Allocated parking and communal gardens.

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- Panoramic Coastal Views
- Open Plan Living
- 2 Bedrooms, 2 Bathrooms
- Individual Private Terrace
- Bay Window with Double Doors
- Average Yields 10%
- Allocated Parking Space
- Leasehold, 130 years remaining
- Service Charge £2,325 per annum
- Council Tax or Business Rates may apply

**Guide Price £595,000**





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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