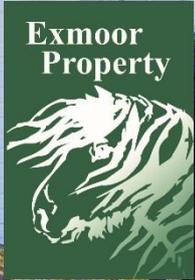




21a, Park Gardens,  
Lynton



## 21a, Park Gardens, Lynton, Devon EX35 6DF

**A two-bedroom modern detached house, with a raised front terrace/balcony, to take advantage of lovely, far-reaching views. The property also boasts a triple garage, one of which is arranged as a generous workspace, off street parking and a terraced rear garden, with lovely views across the village and countryside.**

**Price: £280,000**

From the road outside, the property is approached over its own concrete parking area; a concrete path leads to some steps up to the raised front terrace/balcony. A double-glazed door opens into an entrance porch to the property. A part-glazed interior door opens into

### **Front Hall**

Fitted carpet. Range of fitted cupboards for storage. Airing cupboard housing factory– lagged hot water tank. Doors to Living Room, Bedroom 1, Bathroom and separate WC.

### **Living Room**

Fitted carpet. Two radiators. Double-glazed windows to front and rear, with the front window giving views across the bowling green towards Valley of Rocks. Stone feature fireplace with cast-iron grate and slate hearth.

### **Kitchen/Breakfast Room**

Laminate floor. Large double-glazed windows to the rear and side. Two radiators. Range of wall and base kitchen units with worktops over, single drainer stainless steel sink unit with matching swan neck mixer tap. Built-in ceramic hob, with electric oven and grill below and stainless steel extractor hood and light above. Tiled splashbacks on two sides. Wall-mounted control panel for hot water and central heating. Space and plumbing for a washing machine. Space for a fridge/freezer.

### **Outside**

#### **Gardens**

From the rear porch door, a concrete path leads to the rear of the property and gives access through a picket gate to the front, and steps up to the garden. The rear garden has several terraces, giving views across the village to Hollerday Hill. There is a shed at the top and

### Bedroom 1

Double bedroom. Fitted carpet. Double-glazed window to the front with views across the bowling green to Valley of Rocks. Radiator.

### Bathroom

Slate tile effect floor. Opaque, double-glazed windows to the front and side. Radiator. New bathroom suite, including a shower bath, with electric shower above and chrome mixer taps, with attractive tiling around the bath, and pedestal wash basin with mirrored cupboard above.

### WC

Slate tile effect floor. Close-coupled WC. Double-glazed window to the side.

### Rear Hall

Doors to bedroom 2, Kitchen and the rear porch, where there is space for coats and a part glazed door to the rear of the property.

### Bedroom 2

Double bedroom. Fitted carpet. Double-glazed window to the side. Radiator.



lovely village views toward Countisbury and glimpses of the sea. Space for a barbeque area. Wall-mounted hose reel by the back door. Both front and rear gardens have views across the village toward Foreland Point to the sea.

### Triple Garage & Storage Room

Three up-and-over doors leading into one large open-plan garage space, which is ideal for a Workshop. Concrete floor. Wooden door to a Storage Room.

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

## Exmoor Property

Church Hill, Lynton, Devon EX35 6HY

Tel: 01598 752 221

Email: [info@exmoorproperty.com](mailto:info@exmoorproperty.com)

[exmoorproperty.com](http://exmoorproperty.com)

[zoopla.co.uk](http://zoopla.co.uk)

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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.

