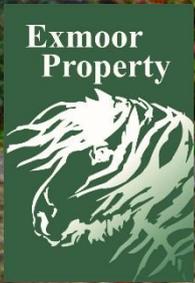




18 Park Gardens,
Lynton, Exmoor



18, Park Gardens, Lynton, EX35 6DF

A large, 5-bedroom,3-bath family house with patio front garden and terraced rear garden. Needs modernisation to provide a comfortable family home. Some Double-glazing & oil-fired central heating.

Price: £325,000 Freehold

From the road outside, a wrought-iron gate opens to a short concrete path and steps passing the front patio, to the front door.

Entrance Porch

Part glazed door leads to

Hall

Original tiled flooring. Radiator. Doors to Living Room and Kitchen. Stairs to first floor.

Living Room

Fitted carpet. Slate hearth with a cast-iron mantle and surround with tiled insets. Wood burner. Radiator. Single-glazed windows in bay to front.

Kitchen

Back door to paved courtyard. Single-glazed window to rear. Range of wall and base kitchen units with worktops over. Space for oven. Space and plumbing for washing machine. Stainless steel single sink and drainer with chrome swan neck mixer tap. Space and plumbing for dishwasher.

Bathroom Two

Three-piece bathroom suit including: panel-enclosed bath; Pedestal wash basin. Low level flush WC. Radiator. Opaque double-glazed window to the rear.

Second Floor

Landing

Doors to bedrooms three, four, five and Bathroom Three and walk-in cupboard.

Bedroom Three

Radiator. Double-glazed window to the front with views over the village.

Bedroom Four

Radiator. Double-glazed windows to front with views over the village.

Bedroom Five

Radiator. Velux-style double-glazed window to rear overlooking the garden.

Space for fridge-freezer. Built-in cupboards with hot water tank. Boiler is set into an old fireplace covered by louvre doors. Built in dresser shelves above and a cupboard below. Radiator. Consumer unit and fuse board. Door leads to

Back Patio

Oil tank. Space for bins etc.

First floor

Landing

Stairs to second floor. Doors to bedrooms One and Two. Door to Bathroom Two. Door to decked patio. Fuse board.

Bedroom One (with En-suite)

Fitted carpet. Double-glazed window to the front with radiator below. Archway leads to the fitted wardrobe with cupboards above. Louvre doors lead to.

En-suite

Fitted shower cubicle; pedestal wash basin with tiled splash back; and low-level flush WC. Radiator. Double-glazed windows to the rear.

Bedroom Two

Radiator. Double-glazed window to the front.

Bathroom Three

Exposed wooden floorboards. Radiator. Velux-style double-glazed window to rear, overlooking the garden. Three-piece bathroom suit including: panel-enclosed bath; Pedestal wash basin. Low level flush WC. Radiator.

First Floor Deck

Door from first floor landing leads to an open decked area, perfect for BBQs and family events. Steps lead to

Rear Garden

Terraced garden with large brick-built shed at the top tier gives, far-reaching views across the village and to the sea.

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
Primelocation.com

zoopla.co.uk
onthemarket.com

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.

