



25, Cranford Avenue



25, Cranford Avenue

, Exmouth, Devon EX8 2PZ

Exmouth Seafront (1 mile), Exeter City Centre (12 miles)

On the market for the first time in many years, a charming 3 bedroom detached house set in lovely mature grounds with driveway parking and a garage, situated close to the seafront and town centre.

- 3 bedroom detached house with a ground floor ensuite.
- 3 bathrooms, 2 reception rooms
- Lovely mature gardens
- Driveway parking and garage
- No onward chain
- Only 1 mile to the seafront
- Popular avenues area of the town
- Council tax band: G
- Freehold
- EPC: C

Guide Price Range of £700,000 - £750,000

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SITUATION

Cranford Avenue is located in the popular 'Avenues' area of the town close to the seafront and town centre. Exmouth is situated on the South Coast of East Devon, where the River Exe meets the sea, and is the gateway town to the western end of the Jurassic coastline. Along with the sandy beach, the town offers a diverse selection of shopping, dining and things to do, including top quality water sports plus fantastic routes for cycling and walking, along with a popular marina and a train station with a direct line to Exeter. There is also a good selection of primary, secondary and private schools.

DESCRIPTION

25 Cranford Avenue is a charming 3 bedroom chalet bungalow offering spacious, well presented accommodation which has been in the same ownership for many years. The property benefits from two spacious reception rooms on the ground floor along with a bedroom and bathroom, whilst on the first floor are two bedrooms and a further two bathrooms. The gardens are a real feature of the house, being of a good size and providing an abundance of mature trees and shrubs along with a large area of lawn. The property also benefits from a large driveway, providing parking for multiple cars and an attached single garage.



ACCOMMODATION

From the driveway, a solid wood door opens into a useful glazed entrance porch with a second door opening into a spacious hall. On the left is a lovely sitting room with a gas feature fire and a window to the front overlooking the garden and a sliding door leading in to a conservatory - a lovely place to sit and enjoy the garden, with French doors to the outside. Leading off the hallway is a modern kitchen fitted with a range of base, wall and drawer units with a work top over, electric hob and a hi-level oven and grill. There is space for a breakfast table and from here, a door to the rear. On this floor is a dining room with a window to the front and a downstairs bedroom with a range of fitted wardrobes and views over the garden. Adjoining this bedroom is a shower room with a spacious shower cubicle, hand wash basin in a vanity unit and a low level WC. Additionally, there is a downstairs cloakroom with a toilet and hand basin. Stairs rise to the first floor where there are two double bedrooms, both with en-suite facilities.

OUTSIDE

To the front of the property is a good sized area of driveway providing parking for a number of vehicles and leading to an attached remote controlled, single garage. The property is surrounded by hedging, giving a good degree of privacy, with the main garden being on the South West side of the house, making the most of the afternoon and evening sun. The garden is a good feature of the house being laid mainly to lawn, well stocked with a number of mature plants, flowers and small trees and a patio accessed from the conservatory.

SERVICES

Current Council Tax: G

Utilities: Mains electric, water and telephone.

Drainage: Mains

Heating: Gas central heating

Tenure: Freehold

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

DIRECTIONS

From Exeter and the M5. head towards Exmouth along the A376 and on entering the town continue along Exeter Road dropping down the hill. Pass the Co-op, at the traffic lights turn left onto Gipsy Lane and at the first roundabout, take the second exit/right turn. Follow the road past Phear Park, go straight over the roundabout and follow the road to the top turning left onto Salterton Road. Continue past The Cranford Sports Centre, turn right into Sarltdown road, at the end turn left into Cranford Avenue and the house is on the left hand side.



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.



Approximate Area = 2016 sq ft / 187.2 sq m
 Garage = 244 sq ft / 22.6 sq m
 Stores = 142 sq ft / 13.1 sq m
 Total = 2402 sq ft / 223.1 sq m
 For identification only - Not to scale

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Gridbecom 2024. Produced for Stags. REF: 1169200



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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