

Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Flat 6 Pendeen Court, Cranford Avenue,  
Exmouth, EX8 2PZ

GUIDE PRICE  
**£235,000**  
TENURE Shared Freehold



A Bright And Spacious First Floor Apartment Located In A Wonderful Period Building In The Highly Sought-After 'Avenues' Area Of Exmouth

Stylish, Beautifully Presented Accommodation Enjoying A Mix Of Both Character And Stylish Accommodation \* Superb Lounge Incorporating Feature Turret Area Overlooking The Communal Gardens With Coastal Glimpses \* Stylish Modern Kitchen \* Two Good Size Bedrooms \* Bathroom Suite \* Gas Central Heating \* Own Garden Shed Parking For One Car \* Viewing Strongly Recommended



## Flat 6 Pendeen Court, Cranford Avenue, Exmouth, EX8 2PZ

**THE ACCOMMODATION COMPRISES:** Communal entrance leading to impressive communal hallway and turning staircase rising to first floor, own private front door giving access to:

**RECEPTION HALL:** With feature ceiling arch, radiator, coats cupboard also housing the electric consumer unit, part original cornice ceiling, engineered oak flooring, 'Hive' thermostat for central heating.

**LOUNGE/DINING ROOM:** 4.83m x 3.51m (15'10" x 11'6") plus the feature turret area. Fitted with five sash windows enjoying a lovely outlook over the communal gardens with sea glimpses, further sash window in living area also overlooking the gardens, a bright elegant room with picture rail, cornice ceiling, TV point, radiator, engineered oak flooring, large opening through to:

**KITCHEN:** 3.73m x 2.54m (12'3" x 8'4") Stylishly fitted with modern range of units comprising worktops with matching splashbacks with inset sink unit with integrated drainer and mixer tap, range of cupboards and drawer units, refuse drawer, (plumbing for dishwasher if required), integrated fridge and freezer, inset four ring gas hob with built-in over below, glass splashback and chimney style extractor hood over with light, wall mounted Baxi boiler for hot water and central heating, wall mounted cupboards incorporating two glass-fronted display units, ceiling spotlighting, sash window to side aspect, engineered oak flooring.

**BEDROOM 1:** 4.52m x 3.61m (14'10" x 11'10") maximum measurement into wall recesses. A fine main bedroom with two sash windows again overlooking the gardens, radiator, picture rail, part cornice ceiling, engineered oak flooring, telephone point, radiator.

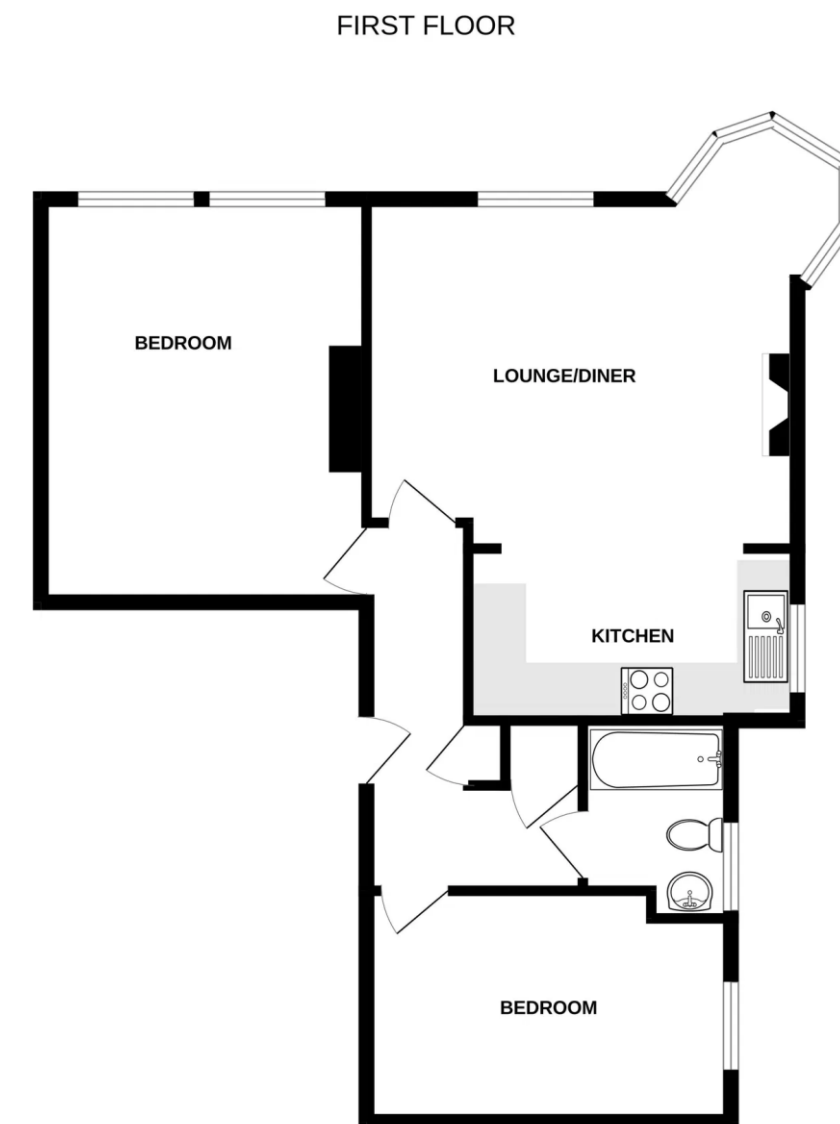
**BEDROOM 2:** 4.17m x 2.62m (13'8" x 8'7") Sash window to side aspect, radiator, engineered oak flooring, part cornice ceiling.

**BATHROOM/WC:** 2.51m x 2.24m (8'3" x 7'4") A stylish suite with feature patterned tiled walls to splash prone areas and comprising of bath with Mira shower unit over with fixed rainfall shower head hose and detachable shower head hose with shower splash screen, wash hand basin, WC, chrome heated towel rail, recessed led ceiling spotlighting. Cupboard with slatted shelving. Automatic washing machine (included in sale), engineered oak flooring.

**OUTSIDE:** Pendeen Court stands in good size attractive communal grounds which are mainly laid to lawn with an array of colourful flower and shrub beds and hedging, there is a communal drying and dustbin area. The building itself is approached by a brick pillared entrance and driveway, of which this apartment has access to a parking space. The flat has its own **TIMBER SHED:** 2.97m x 2.62m (9'9" x 8'7").

**TENURE:** Service Charge: £150 per month and includes the Building Insurance. Maintenance Charge: To be confirmed. There are six flats that form Pendeen Court, each have an equal share of the freehold of the building. Pendeen Court itself has undergone refurbishment over recent years including replaced roof and repainting outside of the building.

### FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025