



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	76
(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	
<small>WWW.EPC4U.COM</small>			

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Flat 12 Whitestones, 3 Cranford Avenue, Exmouth, EX8 2HP

GUIDE PRICE

£225,000

TENURE Share of Freehold



A Purpose Built Top Floor Flat Located In A Desirable Area With Superb Communal Gardens, Garage And Offered For Sale With No Ongoing Chain

Lounge/Dining Room * Covered Sun Balcony * Kitchen/Breakfast Room
Two Double Bedrooms * Bathroom/Wc * Cloakroom/Wc* Gas Central Heating
* Double Glazing * General Refurbishment Required * Newly Decorated And Newly Fitted Carpets * No Onward Chain

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THE ACCOMMODATION COMPRISES: Communal entrance with door intercom system, staircase rising to upper floor, private front door to:

RECEPTION HALL: Radiator, door entry telephone, telephone point, radiator, coats cupboard, airing cupboard with water cylinder.

LOUNGE/DINING ROOM: 5.18m x 3.81m (17'0" x 12'6") Radiator, TV point, dimplex night storage heater, sliding double glazed patio doors and windows, opening and overlooking the covered sun balcony with glass balustrade and enjoying a lovely outlook over the communal gardens.

KITCHEN/BREAKFAST ROOM: 4.83m x 2.64m (15'10" x 8'8") Fitted with a range of worktops with tiled surrounds, cupboards and drawer units beneath worktops, inset single drainer sink unit, wall mounted cupboards, wall mounted gas boiler for hot water and central heating, radiator, upright shelved larder style cupboard, electric cooker point, double glazed window overlooking the rear gardens.

BEDROOM 1: 4.39m x 2.57m (14'5" x 8'5") Fitted range of built-in wardrobes, bedside table and storage cupboards, radiator, night storage heater, fitted shelved cupboard, double glazed window to front aspect.

BEDROOM 2: 3.63m x 2.64m (11'11" x 8'8") With radiator, night storage heater, built-in wardrobe, double glazed window to front aspect.

BATHROOM/WC: Comprising bath with shower unit, shower curtain and rail, pedestal wash hand basin, WC, shaver socket, mirror fronted medicine cabinet, extensively tiled walls, radiator.

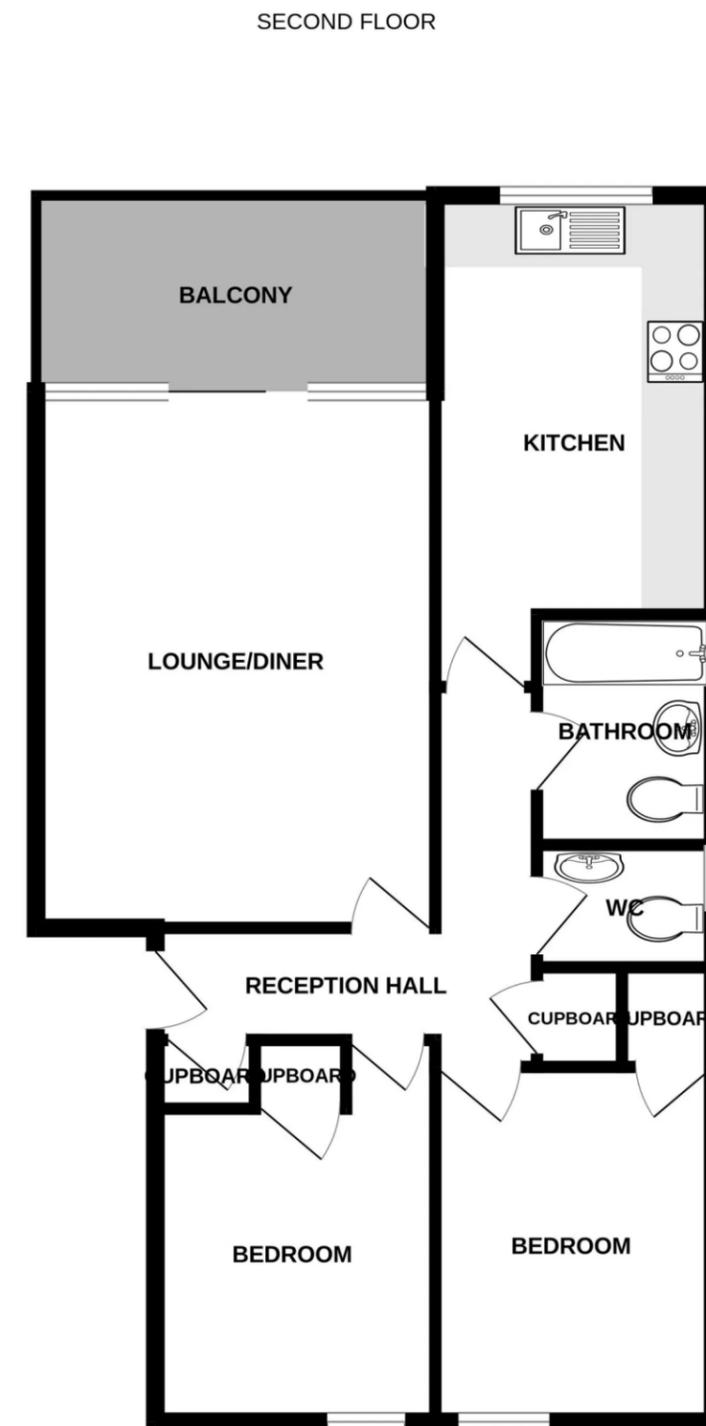
CLOAKROOM/WC: Fitted with WC, wash hand basin, radiator, fitted mirror and light shaver socket, tiling to splash prone area.

OUTSIDE: There is a communal driveway leading to the garages. Paved pathway to the communal entrance with lawned areas and mature shrubs and trees. There are further communal gardens to rear of the property which are beautifully maintained. The property has the added advantage of a GARAGE in a block with up and over door. Whitestones has some parking spaces allocated for visitors.

GARAGE: Situated in a block with up and over door.

TENURE AND OUTGOINGS: The property is held on a 125 year lease from 1984 and also owns an equal share of the freehold. Service Charges to be confirmed.

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.
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