

**Guide Price £240,000**

**Flat 6, Cranford Court, 8 Cranford Avenue, Exmouth, EX8 2HT**



- Immaculate First Floor Apartment Within The Avenues • Gas Central Heating & Double Glazing
  - Living / Dining Room With Sea Views • Modern Fitted Kitchen With Maer Valley Views
- 2 Double Bedrooms With Sea Views • Bathroom With Shower Over Bath • 2 Allocated Parking Spaces
  - Share Of Freehold & Long Lease





## Accommodation

### Ground Floor

Main front entrance door leading to:

#### Communal Porch

Dado rail. Wall mounted entry com system for all apartments and double doors leading to:

#### Communal Hall

Staircase rising to first floor with lovely skylights.

### First Floor

Main entrance door leading to property.

#### Entrance Hall

Entry phone. Obscure glazed window to communal landing. Access to insulated loft space. Radiator. Wall mounted central heating thermostat. Telephone point. Useful shelved storage cupboard with trip switch fuse box. Doors leading to all rooms

#### Living / Dining Room 20'7" (6.27m) Into Bay x 15'1" (4.6m)

Bay window to rear gaining far reaching Sea, South Devon coastline and Maer Valley views. Focal point of fitted coal effect gas fire, within a tiled fireplace surround. Radiator. Picture rail.

#### Kitchen 11'9" (3.58m) x 6'1" (1.85m)

Window to rear gaining Maer Valley views. Good range of cupboard and drawer storage units with roll edged work surfaces and tiled splashbacks. Stainless steel 1 and a half bowl sink with single drainer unit and mixer tap. Built-in 4 ring electric hob with high level electric oven to side. Integrated Slimline dishwasher, fridge and freezer. Space and plumbing for washing machine. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water.

#### Bedroom 1 15'1" (4.6m) Plus Bay x 15'1" (4.6m)

Walk - in bay window to side gaining Sea and South Devon coastline views. Good range of fitted bedroom furniture including wardrobes, chest of drawers and dressing table. Vanity wash and basin. Radiator. Picture rail.

#### Bedroom 2 15'1" (4.6m) x 8'6" (2.59m)

Window to side again gaining those Sea and South Devon coastline views. Radiator. Picture rail.





### **Bathroom**

Obscure glazed window to side. White suite comprising corner bath with electric shower unit over and tiled splashbacks. Low - level WC. Vanity wash hand basin. Radiator. Large storage cupboard with slatted shelving.

### **Externally**

The building is approached via 2 driveway entrances and to the front of the building there are Communal gardens. To the side of the building is a clothes line and bin store area.

### **Parking**

The property has 2 allocated parking spaces - 1 near the communal entrance door and the other within the driveway.

### **Tenure**

The property is LEASEHOLD with a one sixth SHARE OF THE FREEHOLD. We understand a 999 year lease was granted in 2002. £150 per calendar month covers the Ground Rent, Service Charges and Buildings Insurance. Eaton, Terry and Clarke / Bradleys in Exmouth are the management company.

### **Services**

All mains services are connected. Council Tax Band C

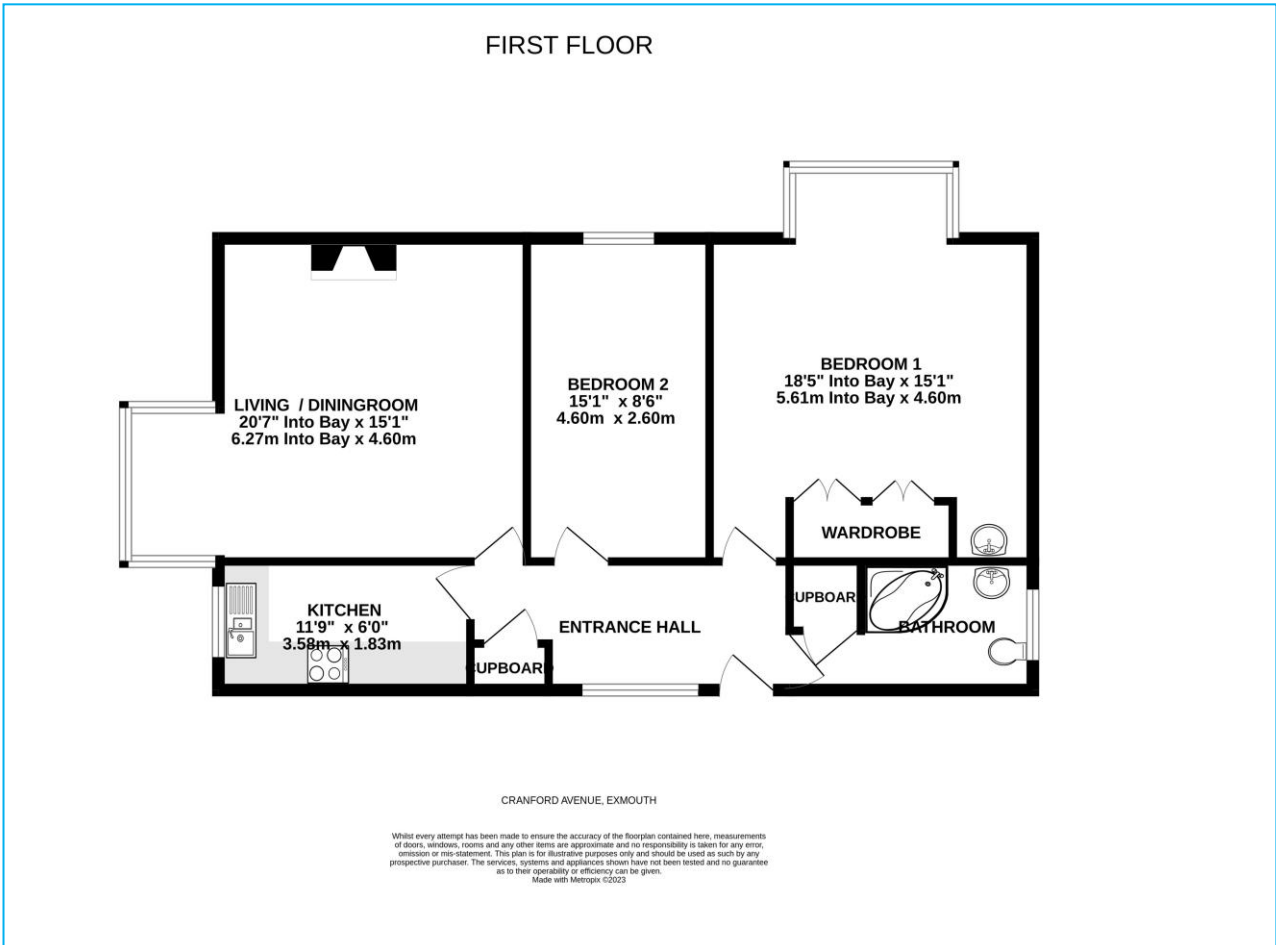
### **Mortgage Assistance**

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

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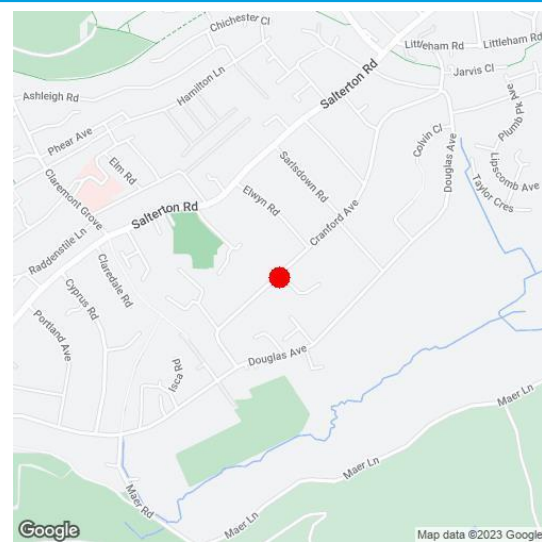




**Directions**

From our prominent Town Centre office, proceed up Rolle Street into Rolle Road. Continue straight ahead, at the mini roundabout, into Douglas Avenue. After half a mile, turn left into Cranford Avenue. bear to the right, where the entrance to 8 Cranford Avenue will be found on the right hand side, before the Elwyn Road turning.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	75
(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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Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.