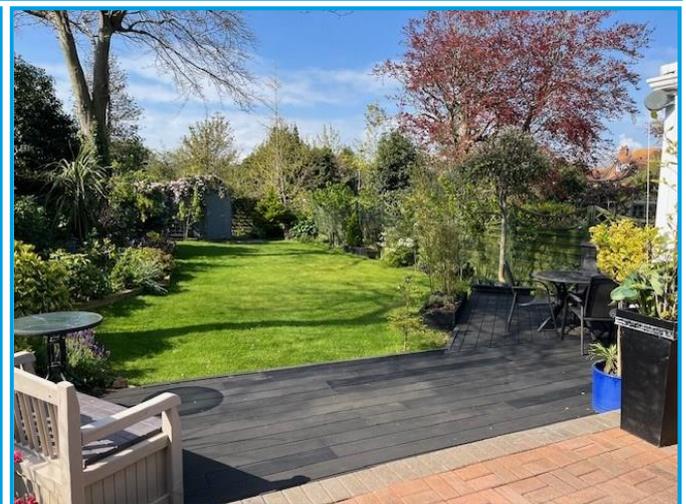
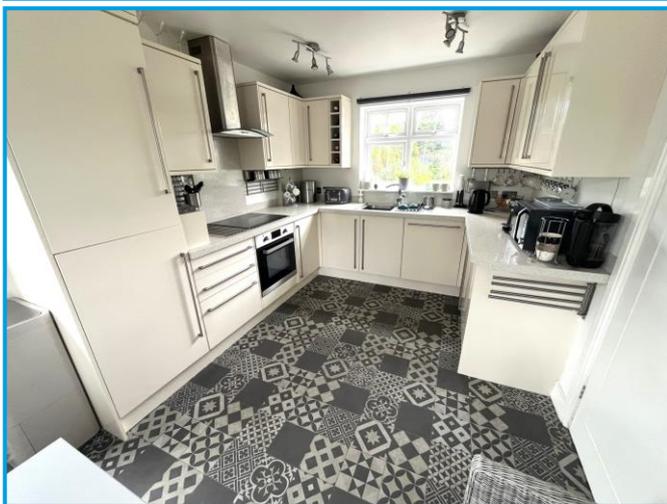


**Guide Price £525,000**

**The Coach House, 21 Cranford Avenue, Exmouth, EX8 2HU**



- Immaculate Detached House Built In 2011 • Sought After `Avenues` Location • Gas Central Heating & Double Glazing • Ground Floor Cloakroom, Living Room, Conservatory • Dual Aspect Kitchen / Dining Room, Utility Room • 3 Bedrooms (Dressing Room With Bedroom 1) • Bathroom Having Bath With Separate Shower Cubicle • Southerly Facing Rear Garden, Driveway



## Accommodation

### Ground Floor

Front entrance door with outside lighting leading to:

#### Entrance Hall

Staircase rising to first floor. Radiator. Smoke alarm. Doors leading to living room, kitchen / dining room, utility room and:

#### Cloakroom

Modern fitted white suite of low level WC and wall mounted wash hand basin. Extractor fan.

#### Living Room 15'2" (4.62m) x 10'2" (3.1m)

Window to front. Radiator. uPVC double glazed French doors leading to:

#### Conservatory 11'9" (3.58m) x 11'9" (3.58m)

Victorian style uPVC double glazed conservatory with French doors to side that lead to the rear garden and windows to side and rear overlooking the rear garden. Radiator. Wall mounted electric convector heater.

#### Kitchen / Dining Room 15'2" (4.62m) x 9'3" (2.82m)

Triple aspect having uPVC double glazed external door to side, window to front and window to rear overlooking the rear garden. Good range of cupboard and drawer storage units with Quartz overlay work surfaces and matching up stands. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring electric hob with electric oven below and filter hood above. Integrated dishwasher, fridge and freezer. Wall mounted electric trip switch fuse box. Radiator. Wall mounted, concealed, gas fired Combi boiler that supplies the central heating and domestic hot water.

#### Utility Room 9'5" (2.87m) Into Recess x 5'10" (1.78m)

Window to rear. Wall mounted cupboard storage units and wine rack. Built - in floor to ceiling storage cupboards with sliding fronted doors. Radiator. Space and plumbing for washing machine.

### First Floor

#### Landing

Velux window to front. Smoke alarm. Doors leading to:

#### Bedroom 1 10'2" (3.1m) x 9'4" (2.84m)

Window to rear overlooking the rear garden. Radiator. Mirror fronted sliding door leading to:

#### Dressing Room 9'4" (2.84m) x 5'0" (1.52m)

Window to front. Good range of fitted hanging rails and shelving.

#### Bedroom 2 10'2" (3.1m) x 8'7" (2.62m)

Window to rear, again having those rear garden views. Radiator.

#### Bedroom 3 10'2" (3.1m) x 6'1" (1.85m)

Window to front. Radiator.





### **Bathroom 9'5" (2.87m) x 5'9" (1.75m)**

Velux window to rear. Modern fitted, 4 piece, white suite comprising panelled bath, corner shower cubicle with thermostatically controlled shower unit, concealed cistern WC and vanity wash hand basin. Radiator . Extractor fan.

### **Externally**

To the front of the property is a brick paved driveway providing off road parking with a brick paved pathway then leading to the front entrance door. Low brick wall boundaries and raised shrub bed to side. There is also an allocated parking space to the front of the property. Outside meter boxes. Outside lighting.

### **Rear Garden**

A feature of this property are the good sized and landscaped, Southerly facing rear gardens. There is a brick paved patio area immediately adjacent to the property being ideal for outdoor dining and sitting during the fine weather. This then leads to a composite decking area, which, again, is a lovely spot for outdoor dining and sitting. This area then leads to the remainder of the gardens, which are laid mainly to lawn with a deep shrub and herbaceous bed to 1 side that provides year round interest and colour. There are 2 garden sheds to the rear of the garden with a further area of garden behind, ideal for storage. Timber panelled fenced boundaries. Outside water tap. Outside lighting. Outside Power points. Front pedestrian access to side of property via garden gate.



### **Tenure**

The property is FREEHOLD

### **Services**

All mains services are connected. The property is on a water meter. Council Tax Band D

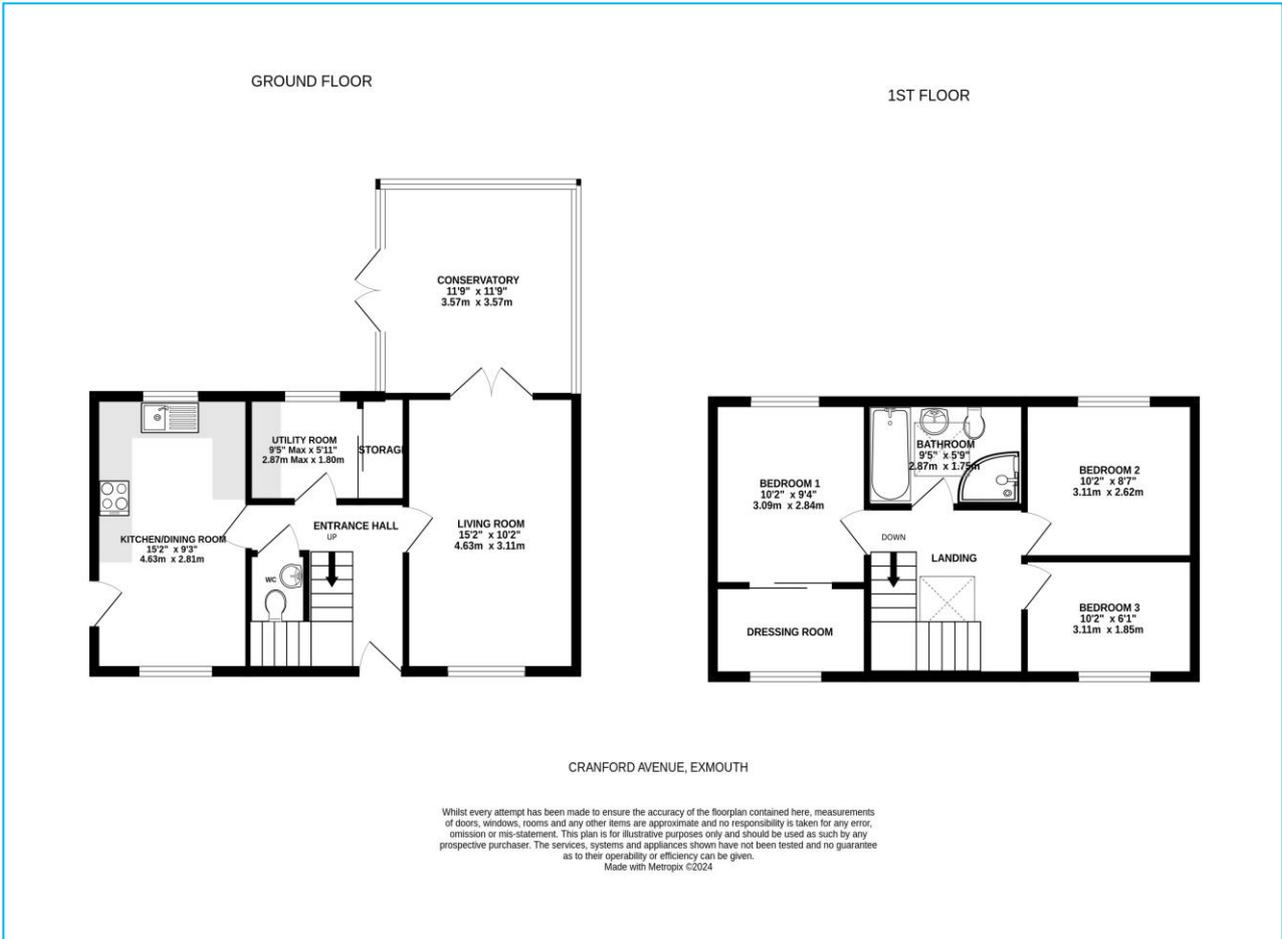
### **Mortgage Assistance**

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

Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

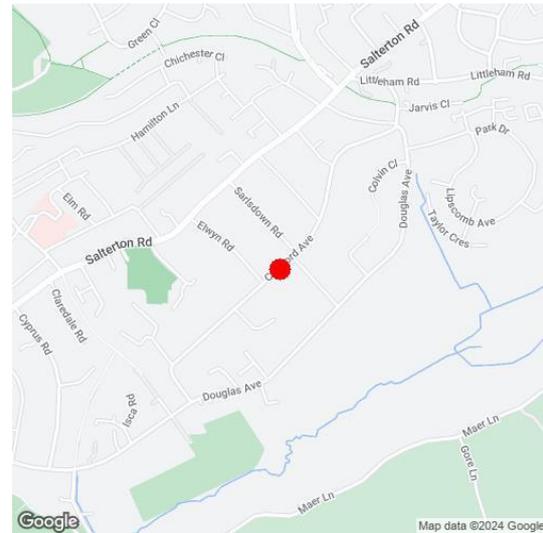




**Directions**

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. After passing Elwyn Road on the left, the entrance to the property will be found immediately on the left hand side.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
A (92-101)	90
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



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TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://www.linksestateagents.co.uk)

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.