

01395 222350

LINKS
ESTATE AGENTS

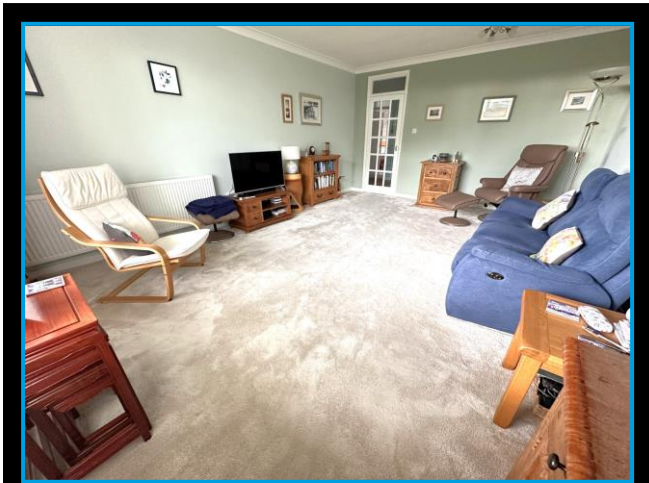
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Guide Price £299,950

3 Woodbury Court, Cranford Avenue, Exmouth, EX8 2JA



- Well Presented 3 Bedroom First Floor, Purpose Built Apartment • Located Within The Sort After "Avenues" Area • Gas Centrally Heated & Double Glazed • Good Size Entrance Hall & Large Living / Dining Room • Kitchen / Breakfast Room With Access To A Balcony • Shower Room & Separate WC • Balcony & Own Garage With Electric • Communal Gardens. Long Lease & Share Of Freehold



Ground Floor

Communal front entrance door, with entry panel, leading to:

Communal Entrance Hall

Stairs leading to the first and second floor.

Second Floor

Communal Landing

Outside meter box. Entrance door with inset obscure glazed window leading to:

Entrance Hall

A welcoming and good size space. Wall mounted entry phone. Useful storage cupboard with shelving and houses a wall mounted electric trip switch fuse box. Wood effect vinyl flooring. Coved ceiling. Radiator. Smoke alarm. Doors leading to all rooms, including:

Living / Dining Room 19'0" (5.79m) x 13'9" (4.19m)

A bright and airy room that has a large window to the front, with shutters, that enjoys an open aspect views. Radiator. Coved ceiling.

Kitchen / Breakfast Room 12'8" (3.86m) x 11'11" (3.63m)

Window to rear that also enjoys open aspect views. Good range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs above. Built in four ring gas hob with an extractor hood above. Built in, eye level, electric oven and grill. Space and plumbing for a washing machine and slim line dishwasher. Integrated fridge and freezer. Inset ceramic one and a half bowl sink with a single drainer unit and mixer tap above. Tiled flooring. Coved ceiling. Radiator. Space for table and chairs. Concealed wall mounted gas combination boiler. uPVC double glazed door leading out to:

Balcony

A fantastic space to sit out and enjoy the finer weather that has a south westerly facing aspect and that has open aspect views and some sea glimpses. Wrought iron balustrades.

Bedroom 1 12'0" (3.66m) x 11'11" (3.63m)

Window to side. Radiator. Coved ceiling. Smoke alarm. Range of built in bedroom furniture to one wall including two double wardrobes, overhead storage and a dressing table area with wall mounted mirror.

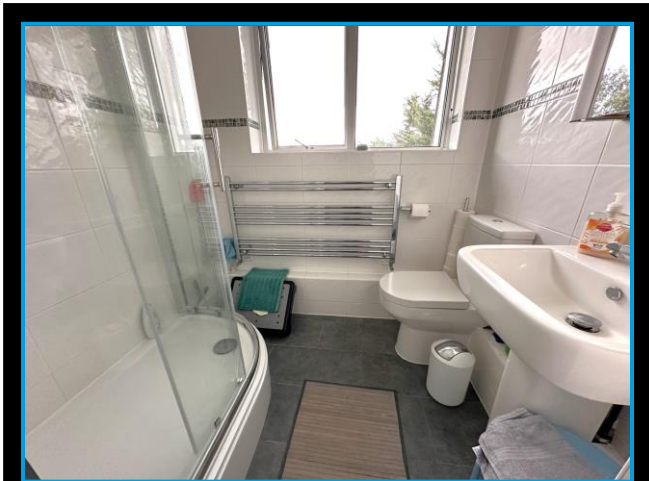
Bedroom 2 12'0" (3.66m) x 10'1" (3.07m)

Window to rear. Radiator. Coved ceiling.

Bedroom 3 8'7" (2.62m) x 6'9" (2.06m)

Window to side. Radiator. Coved ceiling.





Shower Room

Window to side. Attractive fully tiled wall. Modern fitted suite comprising of a good size walk in shower that has sliding splash screen doors and a thermostatically controlled shower above. Pedestal wash hand basin. Low level WC. Heated towel rail. Wall mounted medicine cabinet with integrated lighting, shaver socket and mirrored doors. Useful storage cupboard with slatted shelving.

WC

Low level WC. Wash hand basin with storage cupboards beneath, display to side and tiled splash backs above.

Externally

The apartment also has the benefit of access to the well maintained communal gardens that surround the property. The gardens are mainly laid to lawn with a range of flowers, shrubs and small trees. Communal refuse area and washing line facilities. The front driveway leads to the front of the building and leads to:

Single Garage

Up and over door to front. Power and light connected - via a separate meter to the apartment.

Tenure

The property is LEASEHOLD but also enjoys an equal share of the Freehold with the other apartments (1/18th share). We understand a new 999 year lease was granted in 2020. Service Charges that includes communal electric, gardening, maintenance, window cleaning, buildings insurance and a contribution to a sinking fund is £190 PCM.

Services

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

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

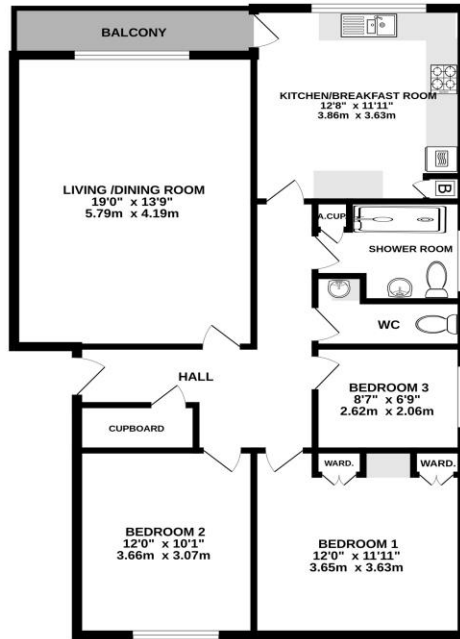
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Agents Notes

Please note, these are draft particulars and they are awaiting vendors verification.



SECOND FLOOR



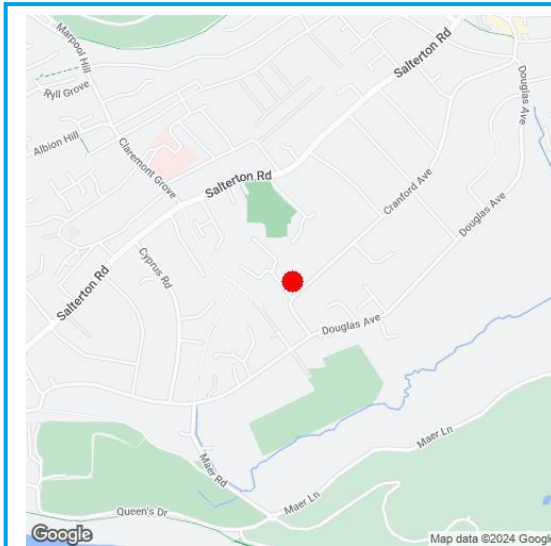
3 WOODBURY COURT, CRANFORD AVENUE

Whilst every attempt has been made to ensure the accuracy of the floorplans 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, appliances and fixtures shown have not been tested and no guarantee is given to their condition or efficiency can be given. Made with Metropix ©2024

Directions

From our prominent town centre office, proceed up Rolle Street and then into Rolle Road and at the mini roundabout, proceed straight ahead and bear left into Douglas Avenue. Continue along Douglas Avenue, passing Maer Road and the Devoncourt Hotel and then take a left turning into Cranford Avenue. Take the next left turning and the entrance to Woodbury Court will be found on the right hand side.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
64	77
England & Wales	
EU Directive 2002/91/EC	



Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: 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.