











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Flat 2 The Gables, 18 Cranford Avenue, Exmouth, EX8 2HU

GUIDE PRICE

£249,950

TENURE Leasehold



A Peacefully Located, Purpose Built Ground Floor Flat Forming Part Of A Small Development Of Just Twelve Apartments With Communal Gardens, Garage And Visitors Parking

Reception Hall * Good Size Lounge/Dining Room * Kitchen/Breakfast Room
Two Large Double Bedrooms * Shower Room/Wc * Gas Central Heating
Double Glazed Windows * Brand New 999 Year Lease
No Ongoing Chain

rightmove

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THE ACCOMMODATION COMPRISES: Communal entrance and hallway. The apartment is found on the ground floor approached via front door giving access to:

RECEPTION HALL: Radiator, deliveries cupboard housing electric meter and electric consumer unit, coats cupboard, linen cupboard, further storage cupboard.

LOUNGE/DINING ROOM: 5.18m x 3.51m (17'0" x 11'6") A lovely size room with large double glazed window and door opening onto the covered SUN TERRACE overlooking the communal gardens. Wooden fire surround housing electric living flame fire, TV point, radiator.

KITCHEN/BREAKFAST ROOM: 3.81m x 2.69m (12'6" x 8'10") Fitted with wood-effect working surfaces with tiled surrounds, cupboards, drawer units, plumbing for automatic washing machine beneath worktops, inset single drainer sink unit, gas and electric cooker point, wall mounted Vaillant gas boiler for hot water and central heating, radiator, double glazed window to front aspect.

BEDROOM 1: 5.26m including doorway recess x 3.33m (17'3" x 10'11") A lovely size main bedroom with large double glazed window again gaining lovely views over the communal gardens, radiator.

BEDROOM 2: 3.96m x 2.95m (13'0" x 9'8") Another good size bedroom with radiator and double glazed window to front aspect.

SHOWER ROOM/WC: 2.49m x 1.68m (8'2" x 5'6") Fitted with a good size shower cubicle with curved shower splash screen doors, shower unit, splashback walls, pedestal wash hand basin with tiled splashback and fitted mirror with light shaver socket, WC, ceiling extractor fan, radiator, mirror fronted medicine cabinet.

OUTSIDE: The Gables enjoys a secluded position approached via long driveway, which leads to the development. From the driveway there is a GARAGE plus visitors parking. Communal gardens surround the property which is mainly laid to lawn with mature colourful flower and shrub beds. Directly from the lounge is a covered SUN TERRACE which in turn gives direct access out onto the rear communal gardens.

GARAGE: With up and over door.

TENURE: Brand New 999 year lease. SERVICE CHARGE: To be confirmed. Ground Rent: N/a

FLOOR PLAN:



Total area: approx. 68.3 sq. metres (735.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epcsolutions.co.uk
Plan produced using PlanUp.

Flat 2, EXMOUTH