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LINKS
ESTATE AGENTS

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Guide Price £485,000
9 The Oaks, 34b Cranford Avenue, Exmouth, EX8 2QA

• Immaculate Penthouse Apartment Within The Avenues • Built In 2022, Equal Share Of Freehold • Open Plan Living / Dining / Kitchen With Appliances & Balcony • Utility Room, 3 Double Bedrooms • Master Suite Of Bedroom, Dressing Room & En - Suite • Further 4 Piece Bathroom Including Roll Top Bath & Shower Cubicle • 2 Allocated Parking Spaces, Communal Gardens • NO ONWARD CHAIN

Accommodation

Ground Floor

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

Communal Hallway
External door to rear leading to the communal gardens. Staircase and lift leading up to the second floor.

Second Floor

The lift is right outside the apartment`s door. Own entrance door, with spy hole, leading to:

Entrance Hall
Wood laminate flooring. Wall mounted security entry phone. Wall mounted thermostat for the underfloor heating. Inset ceiling lights. Smoke alarm and fire sensor. Doors leading to 3 bedrooms, bathroom, utility and:

Open Plan Living / Dining / Kitchen 21'5" (6.53m) x 21'0" (6.4m)
Dual aspect having uPVC double glazed French doors with, windows to either side, leading to the balcony and skylight to rear. Good range of gloss white kitchen cupboard and drawer storage units with grey work surfaces with matching up stands. Inset stainless steel one and a half bowl sink with worktop drainer and mixer tap. Built -in 4 ring induction hob with electric oven below and filter hood above. Integrated dishwasher, fridge and freezer. Built - in microwave oven and wine cooler. Under wall unit lighting. Wood laminate flooring. Inset ceiling lights. Wall mounted thermostat for underfloor heating.

Balcony
A lovely covered area that gains Countryside views with glass balustrades.

Utility Room
Space and plumbing for washing machine. Further space for tumble dryer etc. Fitted shelving. Wall mounted electric trip switch fuse box. Concealed, wall mounted, gas fired Combi boiler that supplies the central heating and domestic hot water. Wood laminate flooring. Inset ceiling light.

Master Bedroom Suite

Bedroom 11'4" (3.45m) Plus Bay x 11'1" (3.38m)
Walk - in bay window to side gaining far reaching views over Exmouth and of the surrounding countryside. Wall mounted thermostat for under floor heating. Doors leading to en-suite and:

Dressing Room
Fitted with good range of shelving and hanging rails. Inset ceiling lights.

En - Suite 10'7" (3.23m) x 6'9" (2.06m)
Fitted white suite of triple shower cubicle with splash screen doors, thermostatically controlled, ceiling mounted, rainfall Waterhead and tiling to ceiling height. Concealed cistern WC. Vanity wash hand basin. Tiled flooring with under floor heating. Heated towel rail. Inset ceiling lights.

Bedroom 2 15'6" (4.72m) Into Bay x 9'3" (2.82m)
Walk - in bay window to front. Wall mounted thermostat for under floor heating. Inset ceiling lights.

Bedroom 3 15'6" (4.72m) Into Bay x 8'11" (2.72m)
Walk - in bay window to front. Wall mounted thermostat for under floor heating. Inset ceiling lights.

Bathroom 9'7" (2.92m) x 8'7" (2.62m)
White suite of roll top bath with mixer tap, double shower cubicle with splash screen doors tiling ceiling height and ceiling mounted rainfall Waterhead, concealed cistern WC and vanity wash hand basin. Tiled floor with under floor heating. Shaver socket. Heated towel rail. Inset ceiling lights.

Externally
To the rear of the building are attractive and well maintained communal gardens, conveniently accessed via the communal hallway. Providing an ideal setting for outdoor dining, relaxing and socialising, the gardens feature a generous patio area with the remainder predominantly laid to lawn.

Well stocked shrub and herbaceous beds and borders provide year round colour and interest, while the elevated position affords lovely views across Exmouth and towards the surrounding countryside. The gardens are enclosed by timber panelled fencing, creating an attractive and enjoyable outdoor space for residents.

Parking
The property has 2 allocated parking spaces plus there are 2 visitors parking spaces.

Tenure
The property is LEASEHOLD. We understand a 999 year lease was granted when the building was constructed in 2021 and each resident owns a 1 / 12th share of the freehold. Annual service and maintenance charges are £2034 per year, this also covers the buildings insurance. We further understand that there is a sinking fund of in excess of £10,000 currently.

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

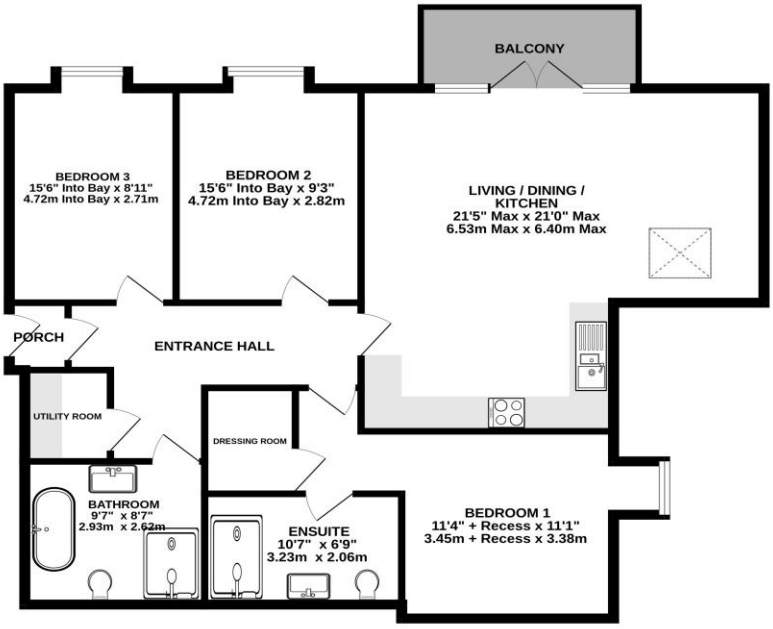
Mortgage Assistance
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

Agents Note
These are draft particulars and are awaiting vendors verification

SECOND FLOOR



CRANFORD AVENUE, EXMOUTH

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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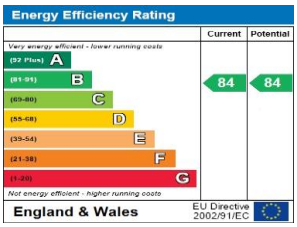
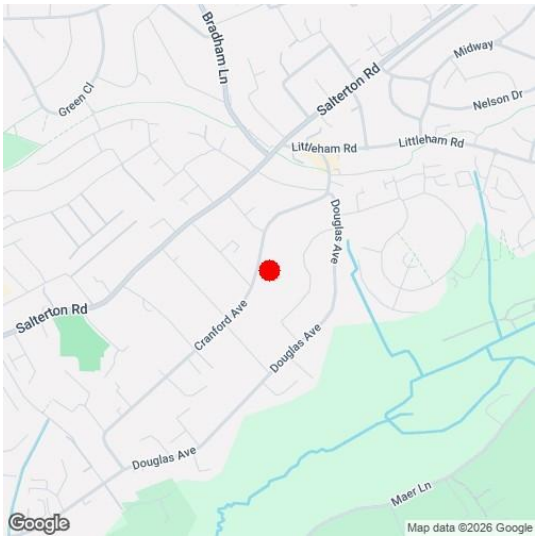
Directions

From our prominent Town Centre office, proceed up Rolle Street, onto Rolle Road, turning left at the mini roundabout onto Salterton Road. Proceed through the traffic lights, and after passing the Cranford Sports club, turn right onto Elwyn Road. Turn left onto Cranford Avenue where the entrance to The Oaks will be found on the right hand side, in between Stevenstone Road and Elvis Road, clearly identified by our For Sale sign.





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 guidline 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.