



£170,000

12 The Gables, 18 Cranford avenue Exmouth EX8 2HU



**Two-bedroom purpose-built apartment in the sought after Avenues of Exmouth within easy reach of the seafront and town centre.
CASH BUYERS ONLY**

- Sitting Room with balcony
- Kitchen
- 2 Bedrooms one with fitted wardrobes
- Shower Room with separate W/C
- Central Heating
- Double glazing
- Communal gardens
- Single Garage
- No Chain

LOCATION Exmouth is a popular coastal town surrounded by beautiful Devon countryside and yet only twelve miles by road and rail from the Cathedral City of Exeter, with its intercity railway station, airport and access onto the M5 motorway. Exmouth boasts over three miles of golden sands and is ideal for a range of activities including boating, sailing and water skiing. The town also has a range of shops including an M&S Foodhall, a variety of restaurants, schools, a

modern sports centre, swimming pool and various other amenities.

The accommodation comprises (all measurements are approximate):

ENTRANCE Communal entrance door with stairs leading up to the first floor.

FIRST FLOOR

Private entrance door to the apartment

HALLWAY Built-in shelved storage cupboard. Double mirrored sliding door fitted wardrobe with shelving and hanging space. Hatch to roof. Built-in airing cupboard with shelving. Coved ceiling. Downlighters. Opaque glazed doors leading off to ..

SITTING ROOM

17' 6" (5.33m) x 11' 6" (3.51m):

Feature fireplace. Coved ceiling. Double glazed sliding door and opening door out onto the balcony with views over the communal grounds and fields beyond. Two radiators.

KITCHEN:

Double glazed window to the front and the side. Roll edge worktop surfaces with inset one and half bowl stainless steel sink with drainer and mixer tap. Cupboards and drawers under. Space for cooker and washing machine. Matching wall mounted cupboards. Opaque door to bedroom 2.

BEDROOM 1

16' 4" (4.98m) x 10' 10" (3.30m):

Double glazed window to the rear with views over the communal grounds. Coved ceiling. Radiator. Two fitted double mirrored wardrobes.

BEDROOM 2

12' 4" (3.76m) x 9' 9" (2.97m):

Double glazed window to the front. Coved ceiling. Radiator.

SHOWER ROOM

5' 6" (1.68m) x 5' 1" (1.55m):

Walk-in shower cubicle in full tiled surround with a built-in shower and glass screen. Pedestal wash hand basin. Walls in full tiled surround. Shaver point. Radiator. Opaque double glazed window to the side. Extractor fan. Electric heater.

WC

5' 6" (1.68m) x 2' 8" (0.81m):

Low level WC. Opaque double glazed window. Radiator.

OUTSIDE

Balcony with views over the communal gardens which are mainly laid to lawn with mature colourful flower and shrub beds.

Single garage with up and over door..

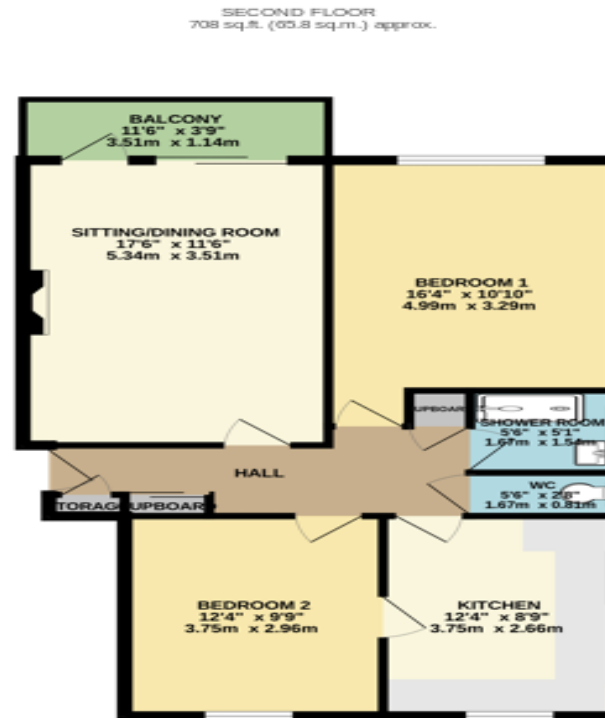


TENURE Leasehold-40 Year Lease

COUNCIL TAX BAND -C £2,290.90

WHAT3WORDS hook.press.loyal

MAINTENANCE TBC



TOTAL FLOOR AREA: 708 sq.ft. (65.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the Reception contained here, measurements
of this are not intended to be used for legal purposes and should be used as a guide only. The
prospective purchaser. The accuracy, reliability and efficiency of the information is not intended to be
guaranteed. The information is provided as a guide only.

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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.