

**Guide Price £219,950**

**17 White Stones, 3 Cranford Avenue, Exmouth, EX8 2HP**



- 2 Double Bedroom, Purpose Built, Second Floor Apartment • Gas Centrally Heated & uPVC Double Glazed
- Bright & Airy Living / Dining Room With Access To Balcony With Outlook • Modern Kitchen / Breakfast Room • 2 Double Bedrooms With Storage • Fully Tiled Shower Room, Small Laundry Room • Garage, Residents Parking & Immaculate Communal Gardens • NO ONWARD CHAIN. Viewing Advised



Communal front entrance door with entry phone leading to:

#### Ground Floor

##### Communal Hallway

Staircase rising to first and second floors.

#### Second Floor

##### Landing

Door leading to:

##### Entrance Hall

Access to useful storage cupboard with hanging rail and shelving above. Further additional storage cupboard that houses a wall mounted gas fire combination boiler. Radiator. Wall mounted thermostat. Coved ceiling. Doors leading to all rooms including:

##### Living / Dining Room 16'8" (5.08m) x 12'6" (3.81m)

A bright and airy room with full height windows to rear and a large single sliding patio door leading out to a southerly facing balcony that has a pleasant outlook including some distant sea views. Radiator. Coved ceiling. Ample space for dining table and chairs.

##### Balcony

##### Kitchen / Breakfast Room 13'4" (4.06m) x 8'8" (2.64m)

Window to rear with far reaching sea views. Excellent range of floor standing and wall mounted cupboard and drawer storage units with wood effect works surfaces above and tiled splash backs. Inset stainless steel single sink and drainer unit with a mixer tap above. Built in four ring gas hob with an electric oven below and filter hood above. Under counter fridge space. Laminate flooring. Radiator. Coved ceiling. Ample space for breakfast table and chairs.

##### Bedroom 1 12'2" (3.71m) x 8'9" (2.67m)

Window to front. Radiator. Useful built in wardrobe with hanging rail and shelving above.

##### Bedroom 2 12'2" (3.71m) x 8'9" (2.67m)

Two window to front. Radiator. Useful built in storage cupboard with hanging rail and shelving.

##### Shower Room

Obscure window to side. Fully tiled walls. Fitted white suite comprising of a good size walk in shower cubicle that has a sliding splash screen door and a thermostatically controlled shower above. Low level WC. Pedestal wash hand basin with storage cupboards beneath. Wall mounted mirrored medicine cabinet with a shaver socket to the side. Heated towel rail. Coved ceiling. Useful built in storage cupboard with shelving. Vinyl flooring.



### Laundry Room

Obscure glazed window to side. Fitted work surface with space and plumbing for a washing machine beneath. Radiator. Vinyl flooring. Coved ceiling. (This room used to be a separate WC and could be reinstated if required/desired).

### Externally

There is residents parking to the front of the development. A footpath across gardens leads to the communal door. Communal bin store. Washing lines to the side of the building.

### Garage 16'8" (5.08m) x 7'10" (2.39m)

Up and over door to front.

### Gardens

There are good sized, level and well maintained, Southerly facing communal gardens to the rear of the building. The gardens to the front and rear are laid mainly to lawn with shrub and herbaceous beds and borders that provide year round interest and colour.

### Tenure

The property is LEASEHOLD. We understand there is an equal share (one eighteenth) of the Freehold. A 999 year lease was granted in 1984. Service Charges (including Buildings Insurance, communal area cleaning, gardening & external window cleaning) a £1804 per annum.

### Services

All mains services are connected. 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

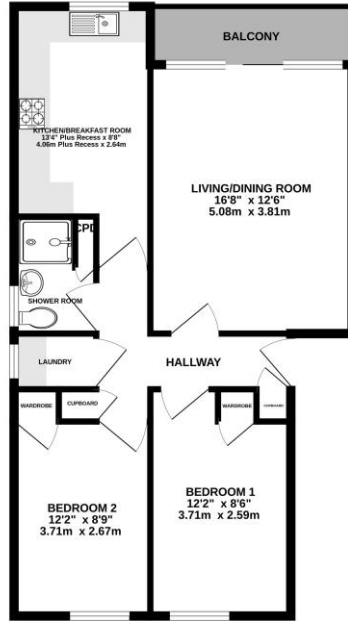
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### Agents Notes

These are draft particulars and they are awaiting vendors verification



SECOND FLOOR



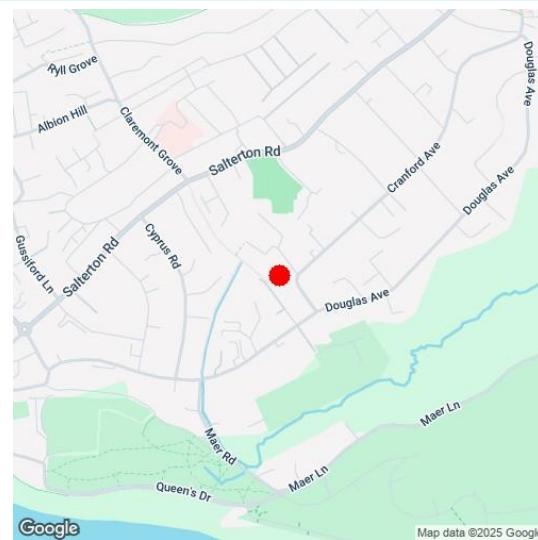
17 WHITE STONES, EXMOUTH

While 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 errors, omissions or misstatements. 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 is given as to their quality or efficiency over time.  
Made with SketchUp 2025

**Directions**

From our prominent Town Centre office, turn into Rolle Street, onto Rolle Road and at the mini roundabout, proceed straight ahead onto Douglas Avenue, passing The Deaf Academy on the left hand side. Take a left hand turning into Cranford Avenue and straight ahead into Cranford Close, where the development will be found immediately on the left hand side.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		73	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>		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](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.