



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Flat 12 Kincaig, 11 Cranford Avenue,
Exmouth, EX8 2HT

GUIDE PRICE

£225,000

TENURE Share of Freehold



**A Purpose Built Ground Floor Flat Located In The Favoured 'Avenues'
Area Of Exmouth**

Lounge * Fitted Kitchen * Three Bedrooms * En-Suite Shower Room/Wc
Bathroom/Wc * Gas Central Heating * Double Glazed Windows * Communal
Gardens * Allocated Parking Space * No Onward Chain

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THE ACCOMMODATION COMPRISES: Communal entrance with door intercom system to:

COMMUNAL HALLWAY: The apartment is found on the ground floor approached by private front door to:

ENTRANCE LOBBY: Inner door to:

RECEPTION HALL: Door entry phone, radiator, coats cupboard, linen cupboard with slatted shelving and houses the electric consumer unit, radiator.

LOUNGE: 3.99m x 4.09m (13'1" x 13'5") Two sets of double glazed windows, two radiators, TV point.

KITCHEN: 2.84m x 2.57m (9'4" x 8'5") Fitted range of gloss finish patterned worktops with tiled surrounds, cupboards and drawer units, plumbing for automatic washing machine beneath worktops, wall mounted cupboards, wall mounted gas boiler for hot water and central heating, four ring electric hob with extractor hood over and built-in oven below, double glazed window.

BEDROOM 1: 4.11m x 2.9m (13'6" x 9'6") Built-in floor to ceiling wardrobes and corner shelving unit, double glazed window.

EN-SUITE SHOWER ROOM/WC: Fitted with shower cubicle, tiled walls, folding shower splash screen, vanity wash hand basin with tiled splashback, WC with concealed cistern, push button flush with display surface over, heated towel rail, extractor fan.

BEDROOM 2: 3.45m x 3.02m (11'4" x 9'11") Radiator, double glazed window, built-in floor to ceiling wardrobes.

BEDROOM 3/DINING ROOM: 2.84m x 2.79m (9'4" x 9'2") Double glazed window, radiator.

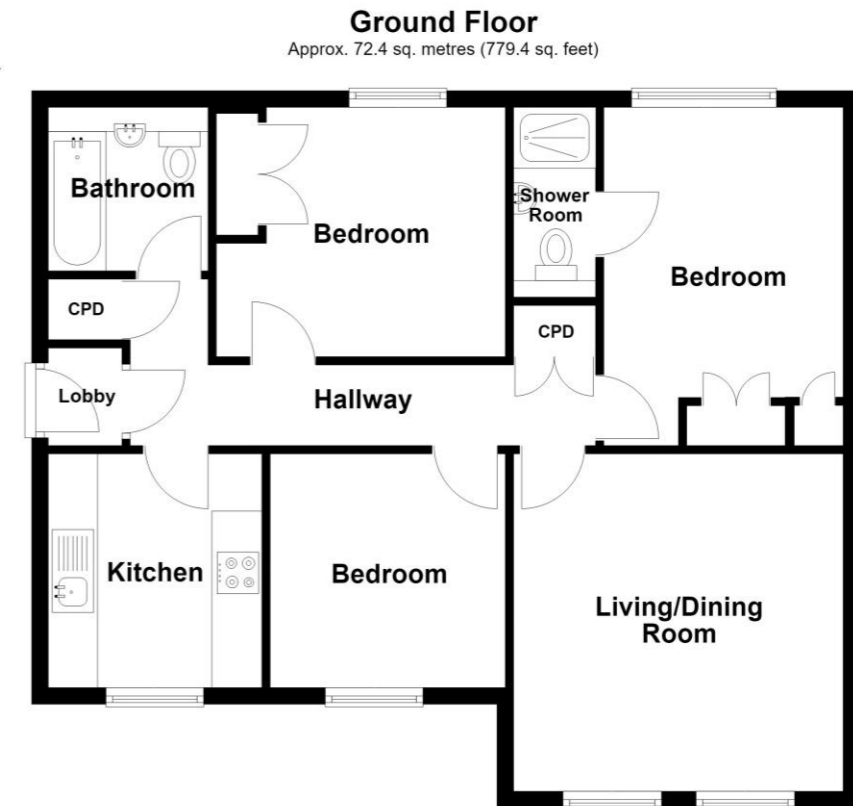
BATHROOM/WC: 1.98m x 1.96m (6'6" x 6'5") Bath with shower attachment, shower curtain and rail, Mira shower unit over bath area, wash hand basin set in display surface with cupboard beneath, fitted mirror with display lighting and shaver socket over, WC with concealed cistern and push button flush, matching wall mounted medicine cabinets, heated towel rail, ceiling extractor fan.

OUTSIDE: The development has well kept communal gardens and seating areas with a variety of mature shrubs, flowers and specimen trees, with this apartment enjoying the benefit of its own allocated parking space. There is also a communal refuse area, plus visitors parking.

TENURE: The flat is held on a 199 year lease from 2000. There is a management company - KinCraig (Exmouth Management Limited), each apartment has a 1/21 share in the management company. Service Charge: £208 per month – this includes the building insurance, maintenance to communal areas, cleaning of communal areas, including window cleaning. There is no ground rent to pay.

AGENTS NOTE: No pets or holiday lettings are allowed.

FLOOR PLAN:



Total area: approx. 72.4 sq. metres (779.4 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 epsolutions.co.uk
Plan produced using PlanUp.

Flat 12, EXMOUTH