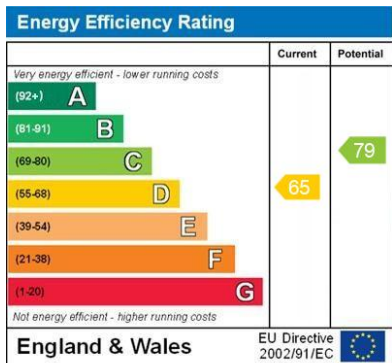




Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Flat 3 Cranford House, 10a Cranford Avenue, Exmouth, EX8 2HT

GUIDE PRICE
£150,000
TENURE Leasehold



A Purpose Built Ground Floor Flat Located In The Sought After 'Avenues' Area of Exmouth With Extensive Communal Gardens And Garage.

***** CASH BUYERS ONLY *****

Lounge/Dining Room With Access To Sun Terrace * Kitchen/Breakfast Room * Two Double Bedrooms * Bathroom/WC * Full Programme Of Modernisation And Refurbishment Required * Price Reflects Length Of Lease.

Flat 3 Cranford House, 10a Cranford Avenue, Exmouth, EX8 2HT

THE ACCOMMODATION COMPRISES:

COMMUNAL ENTRANCE AND HALLWAY: The apartment is found on the GROUND FLOOR, approached by a private front door to:

RECEPTION HALL: Deliveries and meter cupboard; coats cupboard; adjoining cupboard with slatted shelving; airing cupboard housing water tank and gas boiler; door entry telephone; radiator.

LOUNGE/DINING ROOM: 4.85m x 3.73m (15'11" x 12'3") Radiator; double glazed window and door giving access to COVERED SUN TERRACE which overlooks and gives direct access on to the extensive communal gardens.

KITCHEN: 3.43m x 2.72m (11'3" x 8'11") Comprising of cupboards and drawer units under work surfaces; single drainer sink unit with tiled splashback; wall mounted cupboards; radiator; electric cooker point; double glazed window to front aspect.

BEDROOM ONE: 5.05m x 3.66m (16'7" x 12'0") maximum overall measurements. Built in floor to ceiling wardrobes with mirror fronted sliding doors; radiator; double glazed window overlooking the rear gardens.

BEDROOM TWO: 3.35m x 3.35m (11'0" x 11'0") Built in floor to ceiling wardrobes with mirror fronted sliding doors; radiator; double glazed window to front aspect.

BATHROOM/WC: 2.36m x 1.7m (7'9" x 5'7") Comprising bath; pedestal wash hand basin; WC; tiling to splash prone areas; radiator; ceiling extractor fan.

OUTSIDE: To the front of the property there is decorative stone communal gardens with well stocked shrub and flower beds. There is a SINGLE GARAGE located in a nearby block with up and over door. To the rear of the development, there are extensive communal gardens that are well maintained comprising of an extensive area of lawn with mature shrubs, trees and flowerbeds.

TENURE: The property is Leasehold with a 99 year lease from 1969. Service charges TBC.

FLOOR PLAN:

