



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
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Flat 2 Woodbury Court, Cranford Avenue, Exmouth, Devon, EX8 2JA

GUIDE PRICE  
**£325,000**  
TENURE Leasehold



**A Beautifully Presented And Modernised Purpose Built First Floor Three Bedroom Apartment Located In A Highly Sought After 'Avenues' Area Of Exmouth Within Reach Of Amenities And Standing In Beautifully Tended Communal Gardens With Garage**

Reception Hall \* Lounge/Dining Room \* Superb Re-Fitted Kitchen/Breakfast Room \* Sun Balcony \* Three Bedrooms \* Re-Fitted Quality Stylish Shower Room/WC \* Separate Cloakroom/WC \* Gas Central Heating By Modern Boiler \* Double Glazed Windows Garage  
Viewing Recommended

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**THE ACCOMMODATION COMPRISES:** Communal entrance with door entry intercom giving access to communal hallway with stairs rising to the FIRST FLOOR. Own private front door leading to the:

**RECEPTION HALL:** A spacious entrance to the apartment with radiator; thermostat and timer control for central heating; door entry phone; good size coats/storage cupboard, telephone point; wood-effect flooring.

**LOUNGE/DINING ROOM:** 19' 0" (5.79m) x 13' 9" (4.19m) A most spacious room with double glazed window overlooking the sun balcony and communal gardens; radiator; TV point; wood-effect flooring.

**KITCHEN/BREAKFAST ROOM:** 12' 6" (3.81m) x 12' 0" (3.66m) A stylish and beautifully re-fitted kitchen comprising a range of patterned worktops with matching splashback; inset sink unit with mixer tap over; range of cupboards, drawer units, integrated dishwasher and plumbing for washing machine beneath working surfaces; inset induction hob with filter extractor hood over; built-in oven below, range of wall mounted cupboards; built-in microwave oven; pull-out larder style upright slimline cupboard, space for fridge/freezer with matching cupboard over, Worcester gas boiler for hot water and central heating housed in matching kitchen unit; radiator; double glazed window enjoying a pleasant outlook over the front aspect; recessed ceiling spotlighting; wood-effect flooring; uPVC double glazed door giving access to:

**COVERED SUN BALCONY:** Again with a lovely outlook over the communal gardens with sea glimpses.

**BEDROOM ONE:** 12' 0" (3.66m) x 12' 0" (3.66m) Double glazed window to side aspect; fitted range of wardrobes and storage cupboards; radiator.

**BEDROOM TWO:** 12' 4" (3.76m) x 10' 2" (3.1m) Double glazed window to rear aspect; full-length floor to ceiling built-in wardrobes with mirror-fronted sliding doors; radiator.

**BEDROOM THREE:** 8' 5" (2.57m) x 6' 9" (2.06m) Double glazed window to side aspect; radiator.

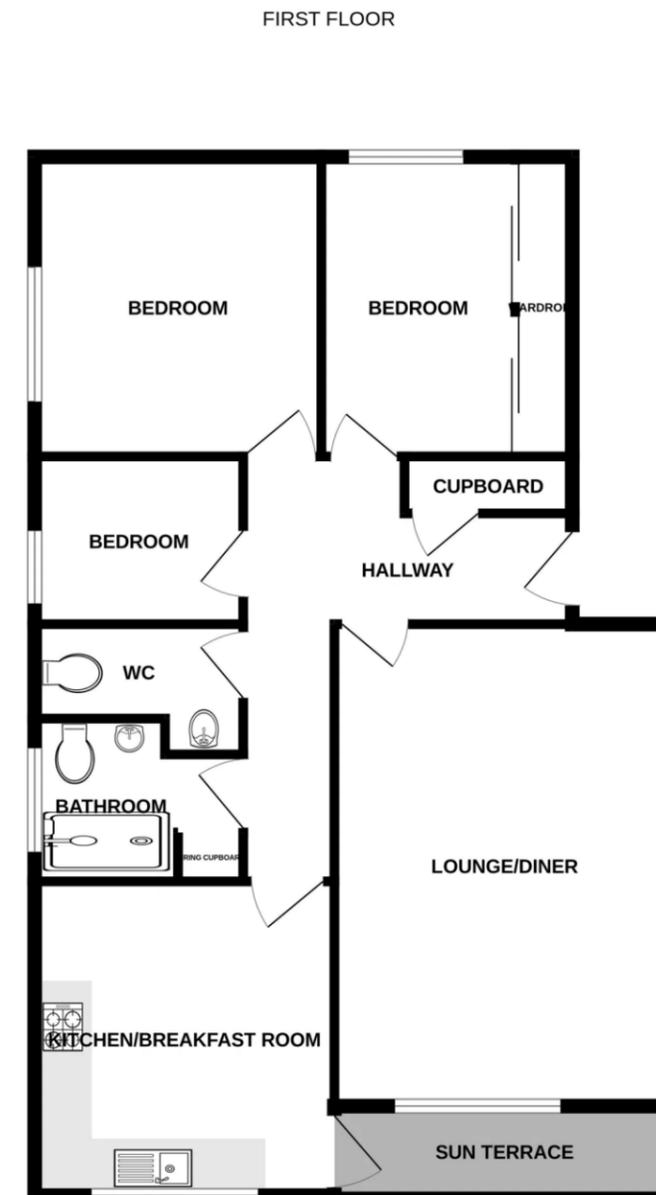
**SHOWER ROOM/WC:** 2.62m x 1.85m (8'7" x 6'1") Fitted with quality modern suite comprising of an oversized shower tray with shower splash screen; shower unit with fixed rainfall shower head hose and detachable shower head hose; contemporary style wash hand basin with storage cabinet beneath; WC with push button flush; fully tiled walls; mirror fronted medicine cabinet; colour co-ordinated heated towel rail; shaver socket; extractor fan; recessed ceiling spotlighting; shelved linen cupboard; fully tiled floors and tiled flooring; double glazed window with patterned glass.

**SEPARATE CLOAKROOM/WC:** Stylishly refitted comprising of a vanity wash hand basin with mirror fronted medicine cabinet over; shaver socket; WC with push button flush; attractive part tiled walls; tiled flooring; recessed ceiling spotlighting; extractor fan.

**OUTSIDE:** Located in the highly sought after 'Avenues' location Woodbury Court enjoys attractive well tended communal gardens with a seating area. The apartment has the benefit of a SINGLE GARAGE located in a block close by with up and over door and electric supply connected. There is also a communal drying area, washing line facilities and refuge area.

**TENURE & OUTGOINGS:** We understand that the property is held on a 199 year lease from 1976. The apartment also enjoys the benefit of owning a share of the freehold know as Woodbury Court Management Company Ltd. The monthly maintenance charge is £190 which includes buildings insurance, communal use of electric supply, gardening maintenance and window cleaning.

**FLOOR PLAN:**



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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