Connells

Meresyke Cranford Avenue
Exmouth

Meresyke Cranford Avenue
Exmouth EX8 2HT

for sale guide price
£240,000

Property Description

GUIDE PRICE £240,000 - £250,000

Located within the highly desirable Cranford Avenue area of Exmouth, this immaculately presented two-bedroom second floor apartment offers spacious and well-maintained accommodation throughout, making it an ideal home for those seeking comfort, convenience and attractive surroundings.

The property welcomes you into a generous entrance hall, leading to a bright and spacious lounge/dining room which enjoys pleasant views over the beautifully maintained communal gardens. Sliding doors provide access to a private balcony, creating the perfect space to relax and enjoy the peaceful setting. The well-appointed kitchen/breakfast room offers ample storage and worktop space, together with room for informal dining. Both bedrooms are excellent-sized doubles and benefit from built-in wardrobes, providing plentiful storage. The accommodation is completed by a modern shower room/WC and separate WC.

Externally, residents enjoy access to beautifully landscaped communal lawned gardens, creating an attractive environment all year round. Further benefits include a garage, adding valuable parking and storage space. Situated in one of Exmouth's most sought-after residential locations, this exceptional apartment is within easy reach of the town centre, seafront, local amenities and transport links, making it a fantastic opportunity for a range of buyers.

Agents Notes

There is a quarterly payment of £250 towards a roof fund. This is payable for the next four years.

There is an easement on the title (communal parts).

There are lease restrictions - please enquire with the Branch.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Door to side, storage cupboard, plus further storage cupboard and airing cupboard.

Cloakroom

Low level toilet, wash hand basin with cupboard below, tiled floor, extractor fan, wall mounted radiator.

Living/ Dining Room

Double glazed sliding doors to rear, balcony with lighting, wall mounted radiator.

Kitchen/ Diner

Double glazed rear aspect window, wall and base units, work surfaces, sink unit, tiling, built-in dish washer, plumbing for washing machine, space for fridge freezer, wine rack, electric oven and hob with extractor over, tiled floor, cupboard housing boiler.

Bedroom 1

Double glazed front aspect window with sea glimpses, built-in double wardrobe, wall mounted radiator.

Bedroom 2

Double glazed front aspect window with sea glimpses, built-in wardrobe, wall mounted radiator.

Bathroom

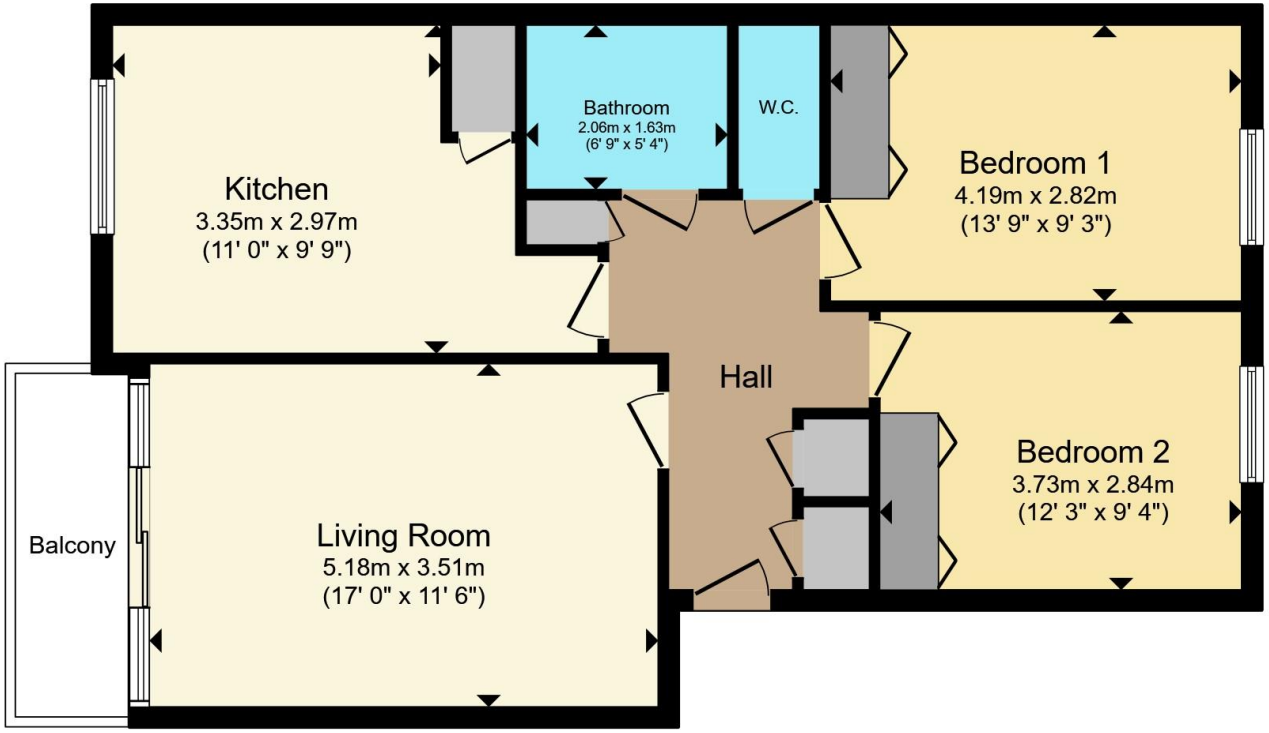
Double shower cubicle with mains shower, low level toilet, wash hand basin with cupboard below, tiled floor, heated towel rail, extractor fan.

Outside

Communal garden with trees and shrubs, patio areas and communal drying area.

Parking

Garage and visitors parking.



Total floor area 71.6 m² (770 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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8-9 South Street
EXETER EX1 1DZ

EPC Rating: C

Council Tax Band: D

Service Charge: 1880.00

Ground Rent: 60.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR318185

This is a Leasehold property with details as follows; Term of Lease 995 years from 10 Aug 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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