



Flat 6 Meresyke, 13 Cranford Avenue,  
Exmouth, EX8 2HT

GUIDE PRICE  
**£260,000**  
TENURE Share of Freehold



**A Well Presented Purpose Built Second Floor Apartment Enjoying An Avenues Location Set In Well Tended Communal Gardens With Garage And Visitors Parking**

Lounge/Dining Room With Sun Balcony Off \* Stylish Kitchen/Breakfast Room  
Two Double Bedrooms \* Modern Shower Room/WC And Cloakroom/WC  
Gas Central Heating \* Double Glazed Windows \* Viewing Recommended

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**THE ACCOMMODATION COMPRISES:**

**RECEPTION HALL:** Coats cupboard with electric consumer unit, adjoining coats cupboard, radiator, door entry phone, linen cupboard.

**LOUNGE/DINING ROOM:** 3.53m x 5.18m (11'7" x 17'0") TV point, radiator, sliding patio doors to covered balcony. The balcony overlooks the communal gardens and is laid with artificial grass.

**KITCHEN/BREAKFAST ROOM:** 3.76m x 3.43m (12'4" x 11'3") excluding door recess. Stylish modern kitchen with patterned worktop and tiled surrounds, cupboard and drawer units, wine rack, integrated dishwasher, plumbing for automatic washing machine beneath worktops, inset single drainer sink unit with hose style mixer tap, four ring ceramic hob, extractor hood over, built-in oven, wall mounted cupboards, space for upright fridge/freezer, good size cupboard housing gas combi boiler for hot water and central heating, double glazed window to front aspect, tiled floor.

**BEDROOM ONE:** 4.27m x 2.84m (14'0" x 9'4") Double glazed window to rear aspect, radiator, built-in double wardrobes.

**BEDROOM TWO:** 3.71m x 2.87m (12'2" x 9'5") Double glazed window to rear aspect, radiator, built-in double wardrobes.

**CLOAKROOM/WC:** 1.65m x 0.79m (5'5" x 2'7") Space saver vanity style wash hand basin, WC with push button flush, radiator, extractor fan, tiled floor.

**SHOWER ROOM/WC:** 1.65m x 2.11m (5'5" x 6'11") Large tiled shower cubicle with sliding doors, vanity wash hand basin, WC with push button flush, mirror fronted medicine cabinet, chrome heated towel rail, tiled floor, extractor fan.

**OUTSIDE:** Meresyke is set in well tended communal gardens with communal clothes drying area and refuse area. The apartment benefits from a SINGLE GARAGE with up and over door, power and light connected.

**TENURE AND OUTGOINGS:** The property is leasehold with 999 years from 1978 and also benefits from an equal share of the freehold. The service charge from July 2026 is £470 per quarter which includes buildings insurance. Ground Rent: £60 per annum. There is also an additional quarterly charge of £250 for a contingency fund for the roof.

**FLOOR PLAN:**

