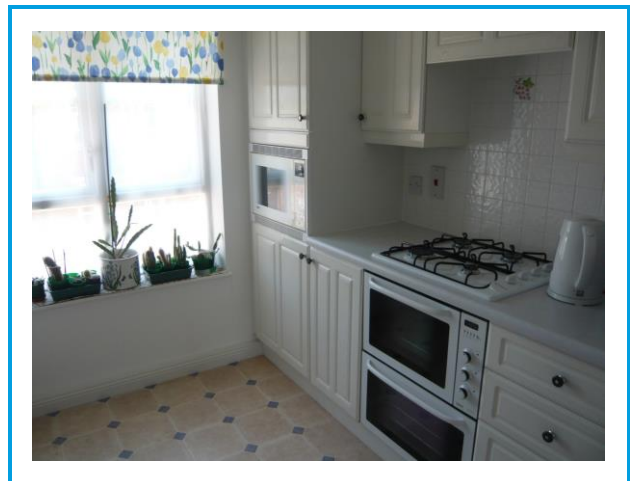


Price £249,950

Flat 18 Kincaig, 11 Cranford Avenue, Exmouth, EX8 2HT



- Purpose Built, Second Floor Apartment With Sea Views
- Bright & Airy Bay Fronted Living Room
- Kitchen With Integrated Appliances
- 3 Bedrooms (Master En-Suite)
- Modern Bathroom With A White Suite
- Allocated Parking Space & Single Garage
- Long Lease & Share Of The Freehold
- NO ONWARD CHAIN



Communal front entrance door beneath storm porch, leading to:

Communal Porch

Personal letter boxes and intercom system. Main door leading to:

Communal Hallway

Lifts and stairs leading to first floor. Night storage radiator.

Second Floor

Second Floor Landing

uPVC double glazed window to side. Electric meter cupboard. Own entrance door leading to the property

Inner Lobby

Hardwood door, with spyhole, leading to:

Hallway

Central heating radiator. Entry phone. Useful storage cupboard with hanging rail. Airing cupboard with a radiator, shelving and the electric trip switch fuse box. Smoke alarm. Wall mounted central heating thermostat. Coving to ceiling. Loft hatch. Doors leading to:

Living Room 16'9" (5.11m) x 12'9" (3.89m)

A bright and airy room with double glazed bay window, with blinds included, gaining far reaching Sea views. 3 Central heating radiators. Television point. Telephone point. Coving to ceiling.

Kitchen 9'1" (2.77m) x 8'6" (2.59m)

uPVC double glazed window. The kitchen is fitted with a matching range of floor and wall mounted cupboard and drawer storage units with roll edged work surfaces over and complementary wall tiling. Composite one and a half bowl single drainer sink unit with mixer tap. Built in 4 ring gas hob with double electric oven below and extractor hood above. Integrated `Zanussi` dishwasher, washer/ dryer and microwave oven. Space for fridge/ freezer. Cupboard housing gas fired combi boiler supplying the central heating and domestic hot water. Plinth electric heater.

Master Bedroom 13'5" (4.09m) x 9'6" (2.9m)

Double glazed window to rear with far reaching Sea and South Devon Coastline views. Range of fitted wardrobes to one wall with hanging rail, shelving and end of unit display shelving. Central heating radiator. Television point. Telephone point. Door leading to:

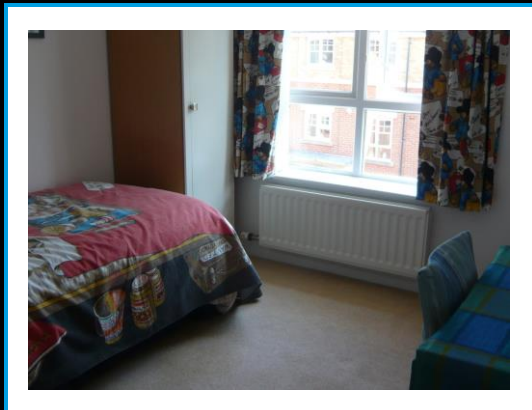
En Suite Shower Room

White suite comprising shower cubicle with thermostatically controlled shower unit, tiled to ceiling height with splash screen doors. Concealed WC. Vanity wash hand basin. Heated towel rail. Extractor fan. Dimplex electric heater.



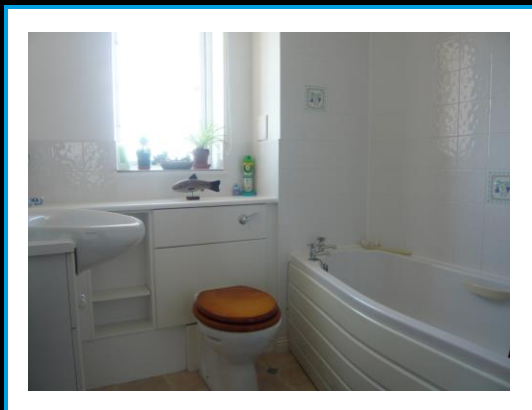
Bedroom 2 9'10" (3m) x 9'4" (2.84m) To Wardrobe

Window to rear with far reaching Sea and South Devon Coastline views. Central heating radiator. Built in triple wardrobes.



Bedroom 3 9'3" (2.82m) x 9'1" (2.77m)

Window to front. Central heating radiator.



Bathroom

Obscure double glazed window. Modern fitted white suite comprising panelled bath with thermostatically controlled shower unit, shower rail and curtain. Complementary wall tiling to full height. Concealed WC. Vanity style wash hand basin, with cupboard beneath. Heated towel rail. Extractor fan. Electric wall heater. Fitted mirror with light and shaving socket over.



Externally

Kincaig has mature, well stocked communal grounds that provide year round interest and colour.

Parking

There is an allocated parking space to the front of the building, and visitors parking is close by within the grounds.

Garage

This property has the benefit of a single garage with an up and over door, under eaves roof storage, power and light, that is situated at the rear of the building in a row of garages.

Tenure

The property is LEASEHOLD with approximately 130 years and an equal share of the Freehold. Service charges and buildings insurance are approximately £150 per calendar month to include window cleaning, upkeep of gardens, internal and external building maintenance and cleaning.

Services

All mains services are connected. The property is on a water meter. Council Tax Band D

Mortgage Assistance

We are pleased to recommend Bespoke Mortgage Guidance, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

Bespoke Mortgage Guidance Ltd is an appointed representative of Intrinsic Mortgage Planning Limited which is authorised and regulated by the Financial Conduct Authority



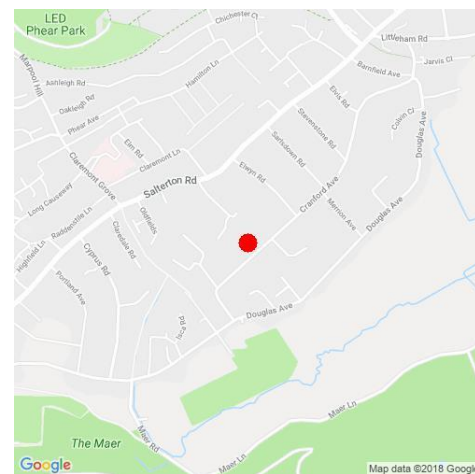
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Directions

From our prominent Town Centre office, proceed up Rolle Street and then into Rolle Road. At the mini roundabout, proceed straight ahead into Douglas Avenue. Continue along Douglas Avenue, passing Maer Road and the Devoncourt Hotel and then take a left turning into Cranford Avenue. Kinraig can be found approximately 100 yards along the road on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-40)	G		
Not energy efficient - higher running costs			
England & Wales		79	82

EU Directive 2002/91/EC



Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.