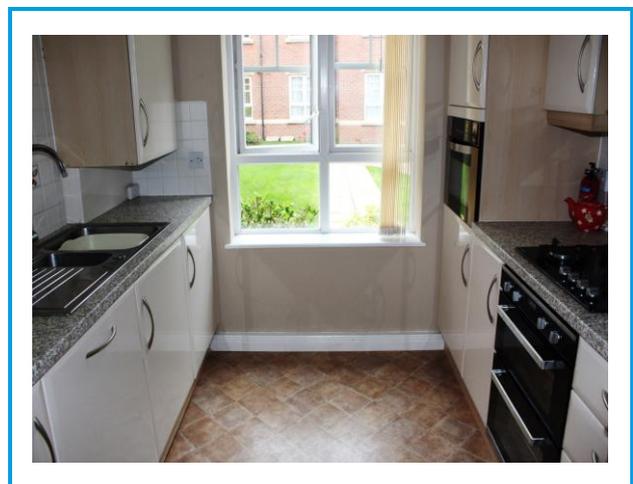




Price £249,950

11 KinCraig, 11 Cranford Avenue, Exmouth, EX8 2HT



- Well Presented Ground Floor Apartment • Gas Central Heating & Double Glazing • Bay Fronted Living / Dining Room • Kitchen With Integrated Appliances • 3 Bedrooms, 2 Having Fitted Wardrobes • Master En - Suite & Further Bathroom • Patio Area, Communal Gardens • Allocated Parking & Garage



Ground Floor

Communal front entrance door, beneath storm porch, leading to:

Communal Porch

Own letterboxes and intercom system. main door leading to:

Communal Hallway

Lifts and stairs leading to first floor. Night storage radiator. Own front door leading to:

Lobby

Hardwood door, with spyhole, leading to:

Entrance Hall

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

Living / Dining Room 17'5" (5.31m) Into Bay x 13'6" (4.11m)

Walk - in uPVC double glazed bay window to front and side. Focal point of coal effect, electric fire, within a fireplace surround having a marble back and hearth with a mantle and surround. 3 Radiators. TV point. Telephone point. Coved ceiling.

Kitchen 9'2" (2.79m) x 8'5" (2.57m)

uPVC double glazed window to front. Range of cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel one and a half bowl sink and single drainer unit with mixer tap. Built - in 4 ring gas hob with a double electric oven/grill below and an extractor hood above. Integrated Microwave oven, dishwasher, washer/ dryer, fridge and freezer. Concealed, gas fired combi boiler supplying the central heating and domestic hot water. Plinth electric heater.

Bedroom 1 13'5" (4.09m) x 9'5" (2.87m)

Window to rear. Fitted wardrobes with mirrored doors. Radiator. TV point. Telephone point. Door leading to:

En - Suite

White suite comprising shower cubicle with thermostatically controlled shower unit with splash screen doors. Low level WC. Vanity wash hand basin. Heated towel rail. Extractor fan.

Bedroom 2 9'10" (3m) x 9'5" (2.87m) To Wardrobe

Window to rear. Range of fitted wardrobes to 1 wall. Radiator.

Bedroom 3 / Dining Room 9'4" (2.84m) x 9'2" (2.79m)

uPVC double glazed external doors leading to its own patio area. Radiator. Coved ceiling.

Bathroom

Window to rear. Modern fitted white suite comprising panelled bath with thermostatically controlled shower unit and splash screen doors, tiled to ceiling height. Concealed WC. Vanity wash hand basin. Heated towel rail. Extractor fan. Shaver light and socket.

Communal Gardens

The property has well tended communal grounds that provide year round interest and colour. The property also has its own patio area, accessed via the dining room / bedroom 3



Parking

The property has 1 allocated parking space. 2 x visitor parking space. The property has a further added benefit of:

Garage 17'8" (5.38m) x 8'6" (2.59m)

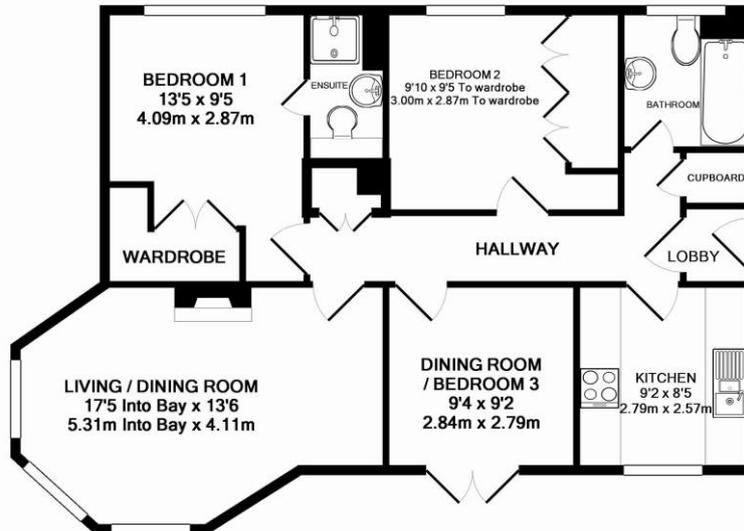
Up and over door to front. Under eaves storage space. Power and light connected. Beside the garage is a communal cold water tap, ideal for car washing.

Tenure

The property is LEASEHOLD. A 999 year lease was granted in 2002 and the property enjoys an equal share of the Freehold. Service Charges and Buildings Insurance are approx £150 per calendar month to include window cleaning, upkeep of gardens, internal and external building maintenance and cleaning. We understand there is an ample sinking fund in place.

Services

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

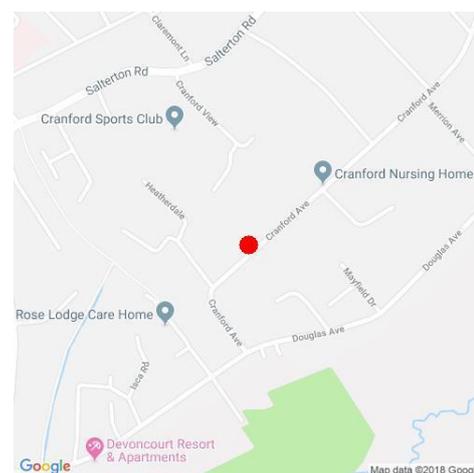
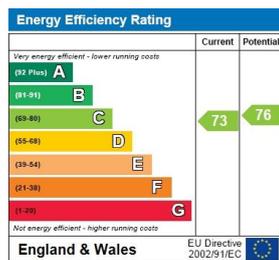


KINCRAIG, CRANFORD AVENUE

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 and at the mini roundabout, proceed straight ahead and the bear left into Douglas Avenue. Continue along Douglas Avenue, passing Maer Road and the Devoncourt Hotel and then take a left turning into Cranford Avenue. KinCraig can be found on the left hand side, approximately 100 yards after you go around the bend.



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.