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**LINKS**  
ESTATE AGENTS

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**Guide Price £260,000**

**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, Allocated Parking & Garage • NO ONWARD CHAIN. Viewing Advised



### 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

Door with spy hole, leading to:

### Entrance Hall

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

### Living / Dining Room 16'9" (5.11m) Into Bay x 12'9" (3.89m)

A bright room that has a large walk-in uPVC double glazed bay window to the front and side. 3 Radiators. TV 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 induction hob with an electric oven/grill below and an extractor hood above. Integrated Microwave oven, dishwasher, fridge and freezer. Space and plumbing for a washing machine. 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 tiled splash backs to ceiling height and splash screen doors. Concealed WC with display above. Vanity wash hand basin. Heated towel rail. Extractor fan. Wall mounted medicine cabinet.

### 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

Obscure window to rear. Modern fitted white suite comprising panelled bath with thermostatically controlled shower unit and folding splash screen doors, tiled to ceiling height. Concealed WC. Vanity wash hand basin with storage below and display to the side. Heated towel rail. Extractor fan. Shaver light and socket. Wall mounted medicine cabinet.

### Externally

### 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 spaces. The property has a further added benefit of:

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

Up and over door to front. 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 £183 per calendar month to include window cleaning, upkeep of gardens, internal and external building maintenance and cleaning. A proportion is also added to a sinking fund. The management of the building is run by Hillsdon management.

#### **Services**

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

#### **Mortgage Assistance**

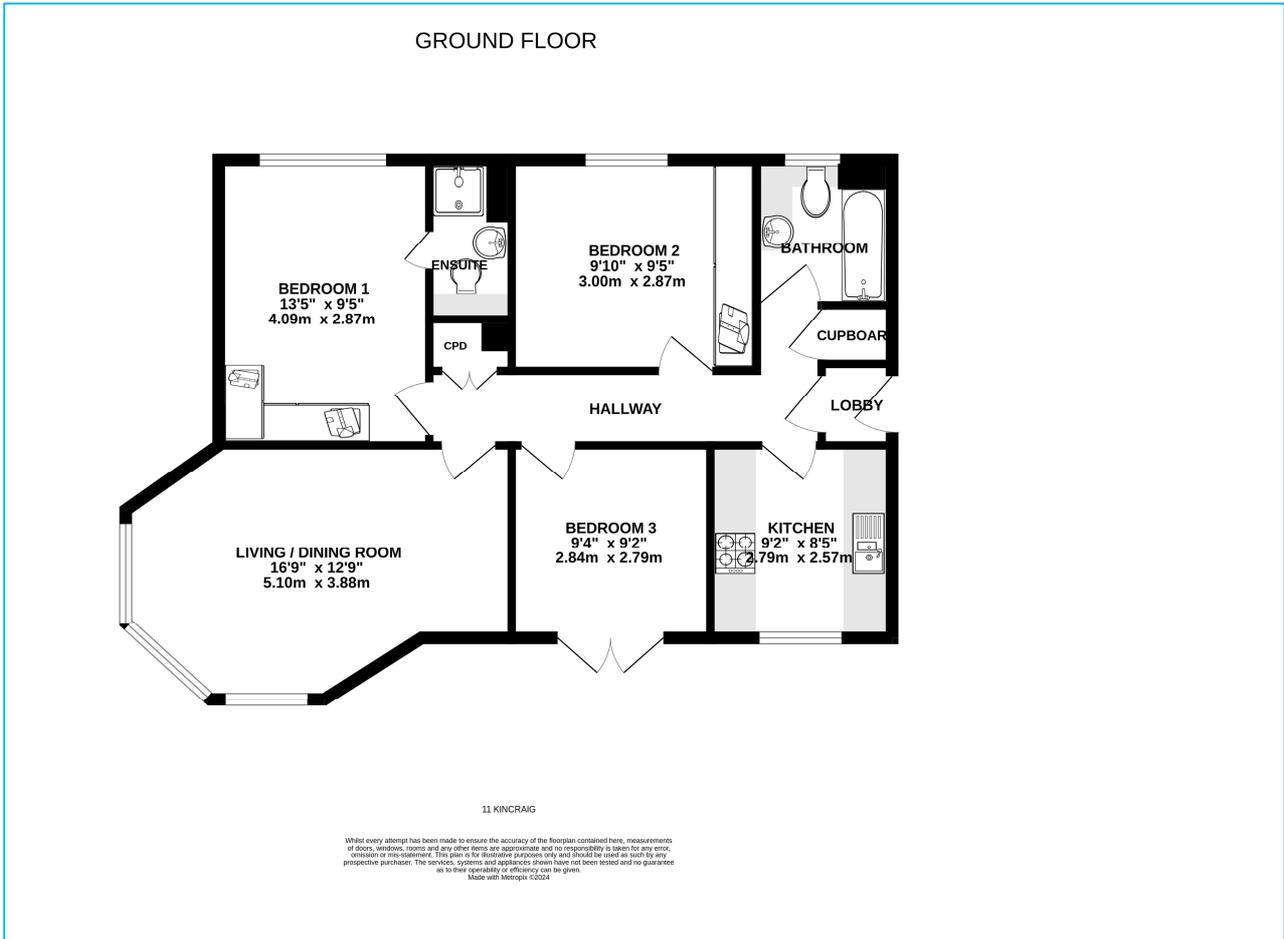
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

#### **Agents Notes**

Please note, these are draft particulars and they are awaiting vendors verification. Sorry, No Pets or Holiday Lets are allowed on this development.

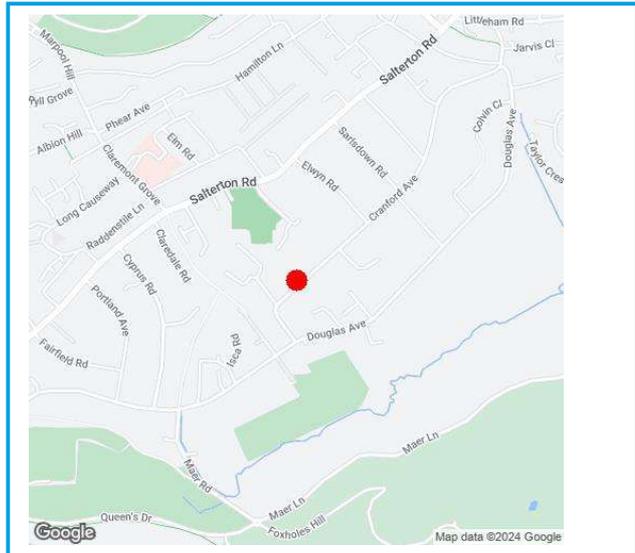


**Directions**

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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		
England & Wales	73	76

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](http://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.