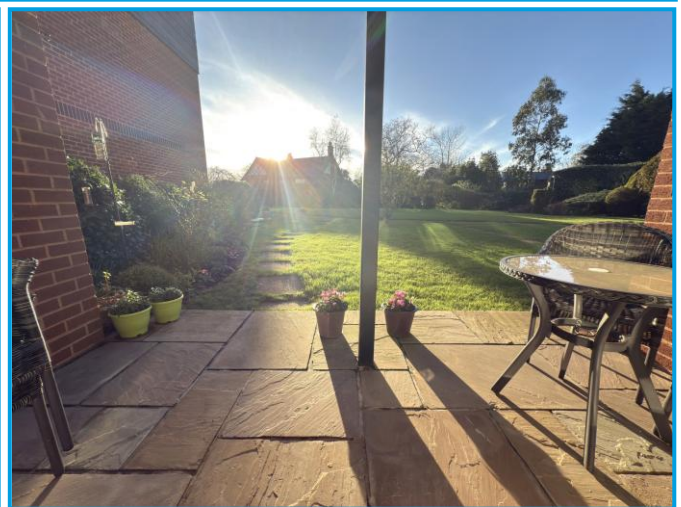


Guide Price £280,000
7 White Stones, Cranford Avenue, Exmouth, EX8 2HP



- Well Presented & Recently Renovated Ground Floor Apartment • Situated Within The Avenues Area Of Exmouth
- Gas Central Heating & Double Glazing • Living / Dining Room With Access To Sun Terrace • Modern Fitted Kitchen / Dining Room With Integrated Appliances • 2 Double Bedrooms With Wardrobes • Shower Room WC/ Further WC
- Garage, Southerly Facing Communal Gardens, Long Lease, Share of Freehold – NO ONWARD CHAIN



Accommodation

Ground Floor

Communal front entrance door with entry phone leading to:

Communal Hallway

Staircase rising to upper floors. Door leading to:

Communal Lobby

Access to this apartment and 1 other. Main front entrance door to apartment.

Entrance Hall

Useful cloaks storage cupboard including shelving and electric consumer unit (Fitted in 2022). Radiator. Entry phone. Further useful linen cupboard which also has the water meter. Doors leading to:

Cloakroom

Obscure uPVC double glazed window to side. Modern fitted white suite of concealed cistern WC and vanity wash hand basin. Heated towel rail. Extractor fan.

Living / Dining Room 17'4" (5.28m) x 12'7" (3.84m)

uPVC double glazed sliding patio doors leading to the South West facing rear patio and Communal Gardens beyond. Radiator.

Kitchen / Dining Room 13'4" (4.06m) Plus Recess x 8'8" (2.64m)

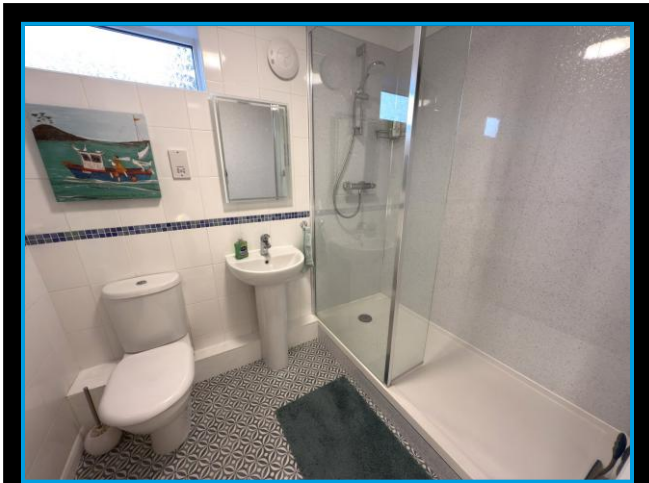
uPVC double glazed window to rear overlooking communal gardens. Good range of modern fitted cupboard and drawer storage units with work surfaces and tiled splash backs. Composite one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring electric hob with filter hood above and eye level double electric oven and grill to side. Integrated fridge / freezer, washing machine and slim line dishwasher. Under wall unit lighting. Gas meter within a storage cupboard. Wall mounted, concealed, gas fired Combi boiler (fitted 2022) that supplies the central heating and domestic hot water.

Bedroom 1 12'1" (3.68m) x 8'10" (2.69m)

uPVC double glazed window to front. Built - in wardrobe. Radiator.

Bedroom 2 12'1" (3.68m) Plus Recess x 8'7" (2.62m)

uPVC double glazed window to front. Built - in wardrobe. Radiator.



Shower Room

Obscure uPVC double glazed window to side. Modern fitted white suite of full length, walk - in shower tray having a thermostatically controlled shower unit with splash screen door and walls. Low - level WC. Pedestal wash hand basin. Tiled walls. Heated towel rail. Extractor fan. Shaver socket.

Externally

There is residents and visitors parking to the front of the development. A footpath across gardens leads to the communal door. Communal bin store. Washing lines to the side of the building.

Garage 16'3" (4.95m) x 7'10" (2.39m)

Up and over door to front.

Gardens

There are good sized, level and well maintained, Southerly facing communal gardens to the rear of the building. The gardens to the front and rear are laid mainly to lawn with shrub and herbaceous beds and borders that provide year round interest and colour. This apartment also has its own private patio area / sun terrace with direct access to the gardens.

Tenure

The property is LEASEHOLD with an equal share (one eighteenth) of the Freehold. A 999 year lease was granted in 1984. Service Charges (including Buildings Insurance, communal area cleaning, gardening & external window cleaning) are £144 per calendar month.

Services

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

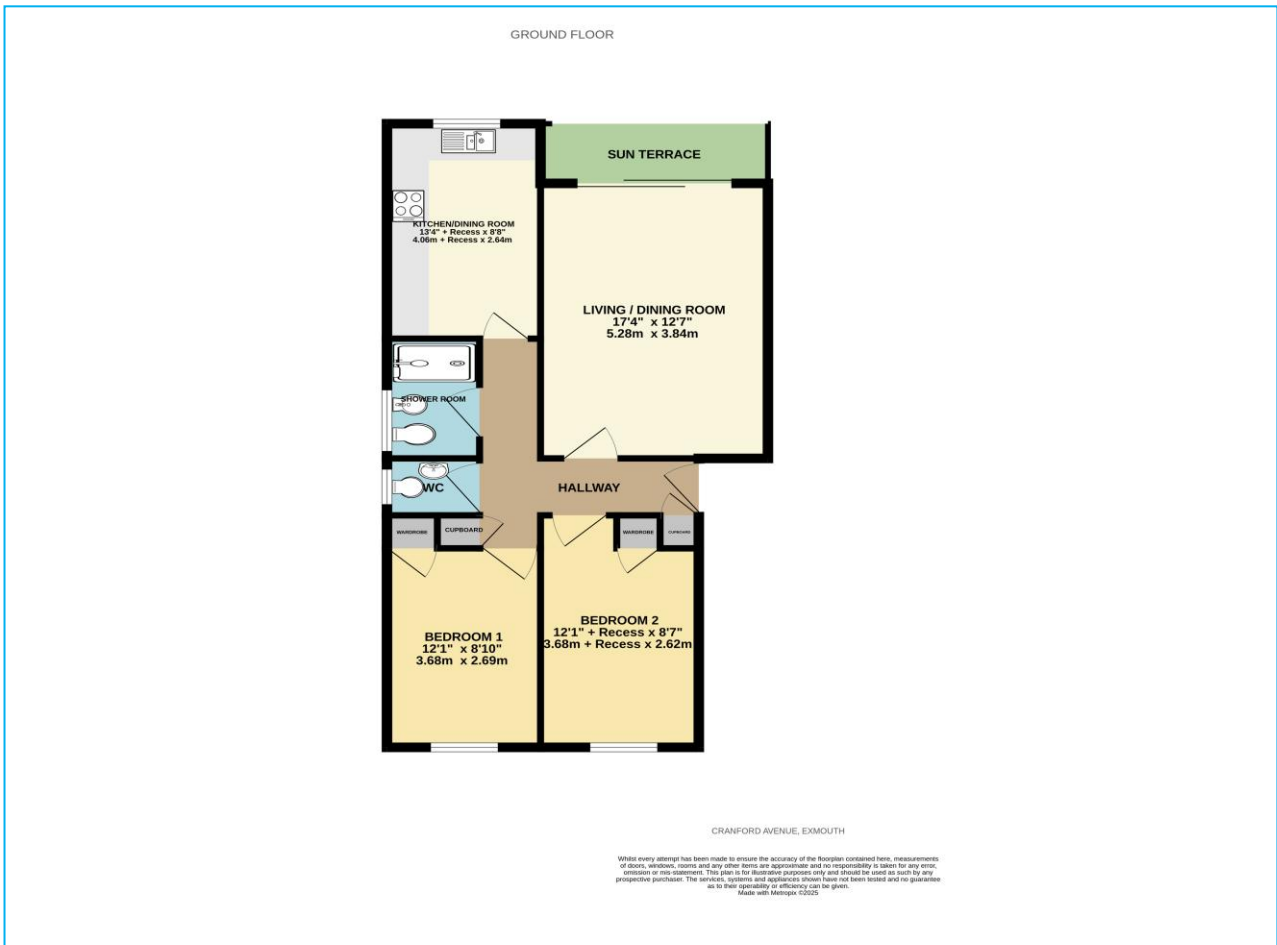
Mortgage Assistance

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

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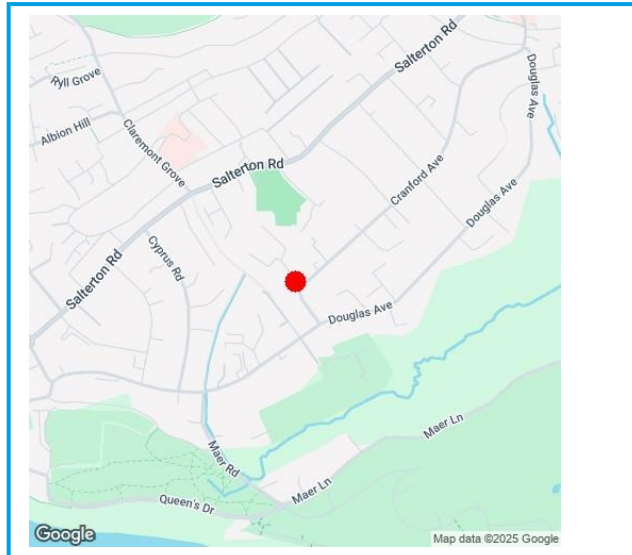




Directions

From our prominent Town Centre office, turn into Rolle Street, onto Rolle Road and at the mini roundabout, proceed straight ahead onto Douglas Avenue, passing The Deaf Academy on the left hand side. Take a left hand turning into Cranford Avenue and straight ahead into Cranford Close, where the development will be found immediately on the left hand side.

Energy Efficiency Rating		
Energy efficiency - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.