

**Guide Price £280,000**

**8 White Stones, Cranford Avenue, Exmouth, EX8 2HP**



- Purpose Built Ground Floor Apartment • Long Lease & Equal Share Of Freehold • Gas Central Heating & uPVC Double Glazing • Living / Dining Room With Access To Patio • Kitchen / Dining Room • 2 Double Bedrooms With Wardrobes • Bathroom With WC & Further WC • Garage, Southerly Facing Communal Gardens





## 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, with spy hole, to apartment.

### Entrance Hall

2 useful cloaks storage cupboards. Radiator. Wall mounted central heating thermostat. Entry phone. Smoke alarm. Doors leading to all rooms.

### Living / Dining Room 17'4" (5.28m) x 12'6" (3.81m)

uPVC double glazed sliding patio doors leading to patio with Southerly facing communal gardens beyond. Focal point of electric fire on a slate hearth. Radiator.

### Kitchen / Breakfast Room 13'3" (4.04m) Plus Recess x 8'7" (2.62m)

uPVC double glazed window to rear overlooking the communal gardens. Good range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashback's. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob with filter hood above and eye level electric oven to side. Integrated washing machine. Space for freestanding fridge / freezer. Radiator. Concealed, wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water.

### Bedroom 1 14'3" (4.34m) x 8'7" (2.62m)

uPVC double glazed window to front. Good range of fitted bedroom furniture including wardrobes and bedside cabinets. Radiator.

### Bedroom 2 11'11" (3.63m) x 8'8" (2.64m)

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

### Bathroom

Obscure uPVC double glazed window to side. Modern fitted white suite of panelled bath with thermostatically controlled shower unit over, low level WC and vanity wash hand basin. Tiled to ceiling height for shower. Heated towel rail. Extractor fan.

### Cloakroom

Obscure uPVC double glazed window side. Modern white suite of low level WC and wall mounted wash hand basin. Radiator. Extractor fan.

### 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. We understand there is 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

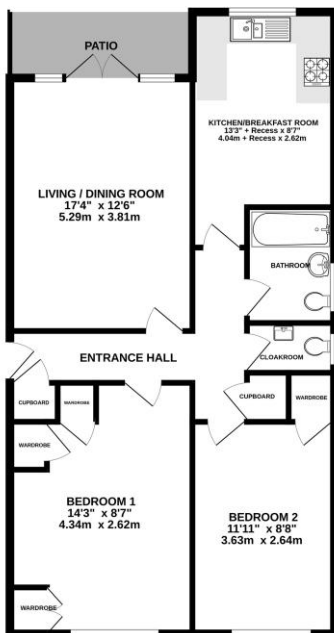
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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## GROUND FLOOR



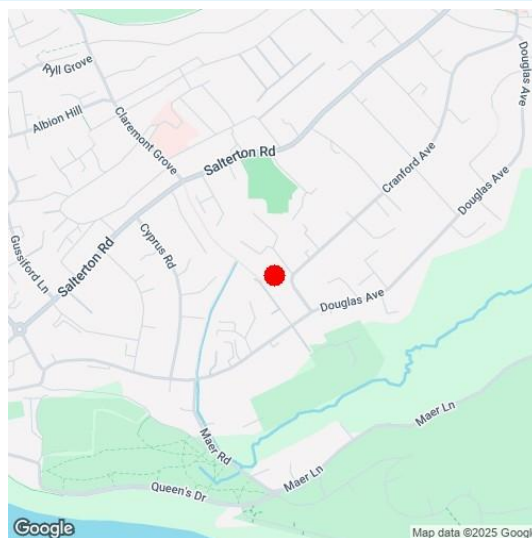
CRANFORD AVENUE, EXMOUTH

While every attempt has been made to ensure the accuracy of the floorplan 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 for any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Mapbox 12/2021

## 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		
	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		
EU Directive 2002/91/EC		



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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.