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**LINKS**  
ESTATE AGENTS

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**Guide Price £225,000**

**Flat 12 Cranford Hill House, Cranford Avenue, Exmouth,  
EX8 2NY**



• Well Presented, 2 Double Bedroom Second Floor Apartment • Gas Centrally Heated & uPVC Double Glazed • Large, Open Aspect Living/Dining/Kitchen With Integrated Appliances • Master Bedroom With An En-Suite Shower Room • Modern Fitted Bathroom • Allocated Off Road Parking Space • No Onward Chain • Close To A Range Of Amenities. Viewing Advised





Entrance via communal front door leading to a communal hallway which gives access to a staircase rising to the first and second floor. Communal post boxes. Electric meters under the stairs.

## Second Floor

### Landing

Private front entrance door leading to:

### Entrance Lobby

Wall mounted coat hooks. Door leading to:

### Entrance Hall

A good sized space with a useful storage cupboard that also houses the electric trip switch fuse box. Smoke alarm. Radiator. Wall mounted, video phone entry system. Doors to both bedrooms and bathroom and double opening, multi pane, glazed doors leading to:

### Living/Dining/Kitchen 20'5" (6.22m) x 16'9" (5.11m)

Overall measurement of the room.

#### Living/Dining Area:

A light and airy room that enjoys a dual aspect with a velux window to side and 2 windows to rear, which benefit from an open aspect views. Focal point of a gas fire with a stainless steel back and a wooden hearth and surround. Radiator. Open aspect to:

#### Kitchen Area:

A good range of modern fitted floor and wall mounted cupboard and drawer storage units with roll edged work surfaces, under unit lighting and tiled splash backs above. Matching breakfast bar. Integrated Fridge, Freezer, Slim line Dishwasher and Washing/Drying machine. Inset stainless steel single sink and drainer unit with a mixer tap above. Built in 4 ring gas hob, with an electric oven below and chimney style extractor hood above. Concealed, wall mounted gas fired combi boiler that supplies the gas central heating and domestic hot water. Tiled flooring.

### Bedroom 1 12'9" (3.89m) Max x 12'0" (3.66m) Max

Window to front. Radiator. Small storage cupboard. Door leading to:

### En-Suite Shower Room

Velux window to side. Modern fitted shower room with fully tiled walls and flooring. Walk in shower quadrant with splash screen doors and a thermostatically controlled shower. Low level WC. Pedestal wash hand basin. Heated towel rail. Inset ceiling lights. Extractor fan.

### Bedroom 2 11'6" (3.51m) x 8'10" (2.69m)

Window to front. Radiator.

### Bathroom

Modern fitted white suite with fully tiled walls and flooring. The suite comprises of a panelled bath. Low level WC. Pedestal wash hand basin. Heated towel rail. Inset ceiling lights. Extractor fan.

### Externally

The property benefits from access to both a communal refuse area and a bicycle store. The property also benefits from:

### Allocated Off Road Parking/Visitors Parking

There is a block paved area to the rear of the property that allows for 1 allocated off road parking space for the apartment. There are also 2 visitor parking spaces.

### Tenure

The property is LEASEHOLD. The property is held on a 125 year



lease from 2006. The Freehold is held by Wallace Estates. The property is managed by Hillsdon management who are based in Sidmouth. Service charge of £88.34 per month which covers buildings insurance, communal maintenance and also a proportion going into a sinking fund. Ground rent £122 every 6 months per annum.

#### Services

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

#### 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

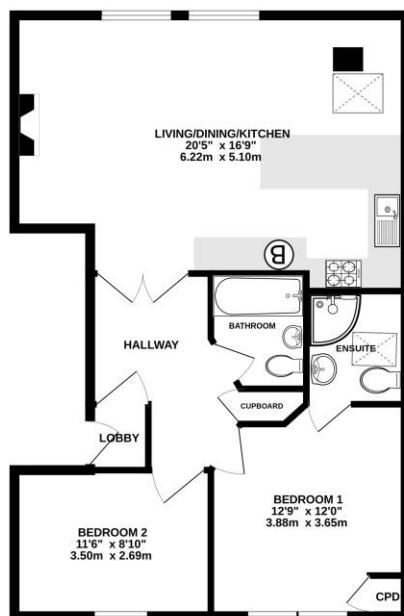
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#### Agents Note

Please note, these are draft particulars and they are awaiting vendors verification



## SECOND FLOOR



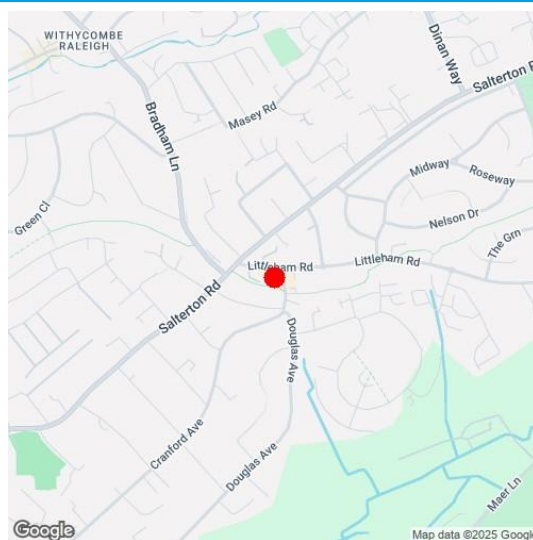
CRANFORD HILL HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The location, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with floorplan 10/2025

### Directions

From our prominent Town Centre office, proceed into Rolle Street. Continue up the hill into Rolle Road and at the roundabout go directly across and continue into Douglas Avenue. Go past the Devoncourt Hotel and at the end of the road, turn right. The property will be found on the left hand side, clearly identified by our for sale board.

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		
	78	79



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.