

01395 222350

LINKS
ESTATE AGENTS

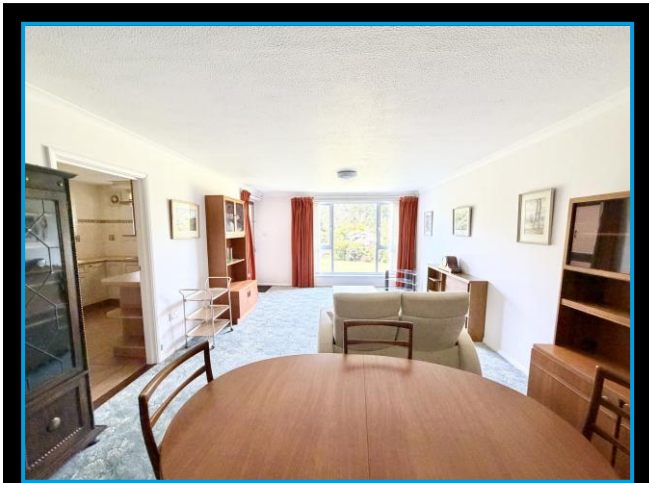
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Guide Price £240,000

Flat 4 Heron Court, 5 Cranford Avenue, Exmouth, EX8 2HP



- Spacious And Well Maintained Ground Floor Apartment • 2 Double Bedrooms • Lounge/Dining Room With Access Onto A Sun Terrace • Kitchen With Oven And Hob • Well Appointed Modern Bathroom With A Bath And Separate Shower Cubicle • Delightful Sunny Aspect Communal Gardens • Garage • Share Of The Freehold And NO ONWARD CHAIN



Accommodation

Ground Floor

Communal entrance door leading to the communal hallway with private entrance door to:

Lobby

Built-in meter and storage cupboard. Glazed inner door to:

Entrance Hallway

Built-in airing cupboard. Large walk in storage cupboard. Telephone point. Thermostat for ceiling heating. Doors to:

Lounge/Dining Room 21'11" (6.68m) x 12'10" (3.91m)

Double glazed window to the rear with an outlook over the communal gardens. Door to the sun terrace. TV aerial point. Thermostat for ceiling heating. Door to:

Kitchen 11'0" (3.35m) x 9'4" (2.84m)

Double glazed window to the rear. Range of base cupboard and drawer units with eye-level units over. Work top surfaces with tiled splash back. Inset one and a half bowl sink unit. Integrated double oven and 4 ring electric hob. Space for fridge/freezer. Space and plumbing for washing machine. Thermostat for ceiling heating.

Bedroom 1 13'0" (3.96m) x 9'4" (2.84m)

Double glazed window to the front. Built-in wardrobe/storage cupboard. Thermostat for ceiling heating.

Bedroom 2 13'0" (3.96m) x 9'0" (2.74m)

Double glazed window to the front. Built-in wardrobe/storage cupboard. Thermostat for ceiling heating.

Bathroom/Shower Room/WC

Well appointed and fitted with a modern suite comprising a bath and separate quadrant shower cubicle with electric Mira Shower. Wash hand basin in vanity unit with mirror and shaver/light point over. WC with concealed cistern. Heated towel rail. Extractor fan. Tiled walls and flooring.

Externally

The property enjoys well maintained and good sized communal gardens which surround the apartments. The Southerly facing rear gardens are laid mainly to lawn with a variety of shrubs and well stocked borders that provide year round interest and colour.

Communal Facilities

There are communal washing lines, bin store, cold water tap for car washing and EV charging point.

Parking

There is ample residents and visitors parking within the complex and close by.

Garage 18'0" (5.49m) x 8'9" (2.67m)

Flat 4 has a single garage with up and over door located in a block in front of the property.





Tenure

The property is LEASEHOLD with a one sixteenth share of the Freehold. A 999 year lease was granted in 1984. Combined Service Charge, Buildings Insurance and Management Charges are £160 per calendar month.

Services

Mains Water, Drainage and Electricity are connected. Council Tax Band C

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

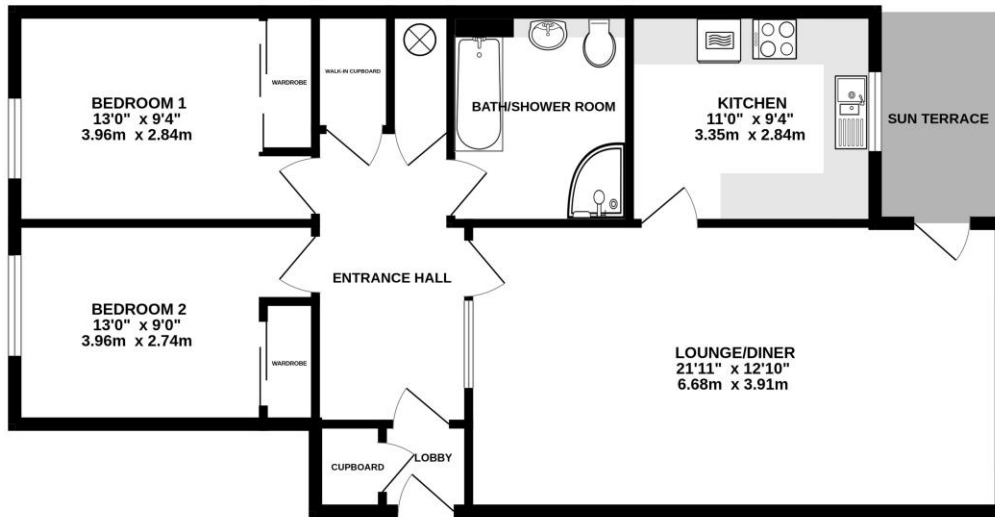
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

Please note, these are draft particulars and are awaiting the vendors verification.

GROUND FLOOR



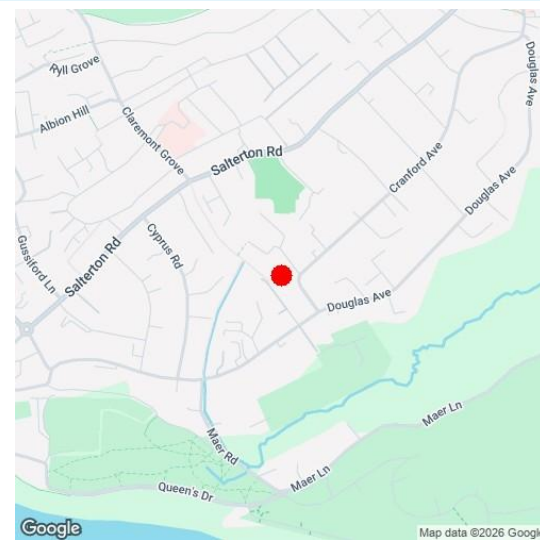
CRANFORD AVENUE, EXMOUTH

Whilst 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 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. Made with Metropix v2005.

Directions

From Exmouth town centre, proceed up Rolle Street, into Rolle Road and at the mini roundabout, proceed straight ahead. Passing The Deaf Academy on your left, continue into Douglas Avenue. After passing Maer Road and the Devoncourt Hotel, turn left into Cranford Avenue and, as the road bends to the right, proceed straight ahead. Heron Court will be found on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Most energy efficient - lower running costs		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-58) F		
(1-10) 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.