

STAGS

9 Cranford Hill House

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Cranford Avenue, Exmouth, EX8 2NY

Beachfront 1.2miles, Exmouth Station 1.4 miles, M5 7.8 miles

A very well presented 2 bedroom, 2 bathroom first floor apartment with an allocated parking space to the rear being sold with no onward chain.

- 2 double bedroom first floor apartment
- Open plan sitting/kitchen/dining room
- Allocated off road parking space
- Well presented throughout
- Council tax band: D
- Ensuite and main bathroom
- No onward chain
- Popular location
- EPC: B

Guide Price £230,000

SITUATION

Cranford Hill House is a purpose built development of apartments is located in The Avenues area of Exmouth. Local amenities include a nearby Co-Op supermarket and regular bus services between Exeter and Exmouth. The town offers a wide range of shops, including a Marks & Spencer Foodhall, along with a modern sports centre, indoor swimming pool, and a railway station with direct connections to Exeter. The seafront boasts around two miles of sandy beach, offering opportunities for sailing, paddleboarding, kite surfing and coastal walks along the South West Coast Path.

The cathedral city of Exeter is an easy commute to the west and offers a comprehensive range of shopping, dining, cultural and educational facilities. Exeter provides mainline rail links on both the Paddington and Waterloo lines, access to the M5 at Junction 30, and Exeter International Airport for both domestic and international travel.







ACCOMMODATION

A very well presented first floor apartment offering well-proportioned accommodation extending to approximately 770 sq ft in total and is presented in excellent condition throughout.
From the street a door opens into a communal hallway which gives access to a staircase rising to the first and second floor. There are communal post boxes and electric meters under the stairs.

From the first floor a door opens into the apartment with a hallway providing access to the principal rooms. To the front is the main bedroom with a window looking to the front, fitted cupboards and a door into an ensuite shower room fully tiled with a shower cubicle, W.C and hand was basin. There is a second double bedroom also with fitted cupboards and a window to the front.

Further along the hall is a main bathroom well appointed with a panel bath, hand wash basin and W.C, and at the end doors open in to a spacious and very well presented kitchen/sitting/dining room. The kitchen is fitted with a range of base, wall and drawer units with a range of fitted appliance, a gas hob and electric over with a useful breakfast bar providing a seating area or additional work space. French doors open onto a juliet balcony which over looks the rear of the building.

OUTSIDE

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.

SERVICES

Current Council Tax: D
Utilities: Mains electric, gas and water
Drainage: Mains
Heating: Gas central heating.
Tenure: Leasehold - 125 years from January 2006
Standard, Superfast and Ultrafast broadband available (Ofcom)
EE, Three, O2 and Vodafone network available (Ofcom)

DIRECTIONS

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LEASE DETAILS

Lease start date: 01/01/2006
Original Lease Length: 125 years
Ground Rent: £400 per year
Service Charge: £1160 per year



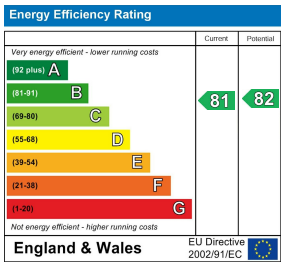




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







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