



THE OAKS

EXMOUTH • EAST DEVON • EX8 2QA

AN EXCLUSIVE DEVELOPMENT OF 12 LUXURY APARTMENTS COMPRISING OF ELEVEN
3 BEDROOM APARTMENTS AND ONE 2 BEDROOM APARTMENT ON CRANFORD AVENUE,
A SOUGHT AFTER LOCATION IN THE BEAUTIFUL EAST DEVON TOWN OF EXMOUTH.





THE OAKS
Approx location



Exmouth Quay



Exmouth Estuary

Exmouth, East Devon

Exmouth is the western gateway to the Jurassic Coast. It lies on the east bank of the mouth of the River Exe, about 12 miles south east of Exeter. The town has been a popular seaside resort since the 18th century and is thought to be the oldest holiday resort in Devon. The beach has two miles of golden sand and a wealth of rock pools to explore,

making it a paradise for children and families. It is also a popular destination for a variety of watersports including kite surfing, kayaking and windsurfing.

If you'd rather relax in a more sedate manner, Exmouth is the perfect place to promenade on the idyllic Esplanade. Take a trip back to the 'good old days'

and listen to one of the many brass band recitals that take place throughout the year, or enjoy award-winning fish and chips as you take in the unique vistas

The nearby Exe Estuary is one of the most beautiful in Britain, and is a haven for birdlife. A large part of the estuary lies within a nature reserve and is noted

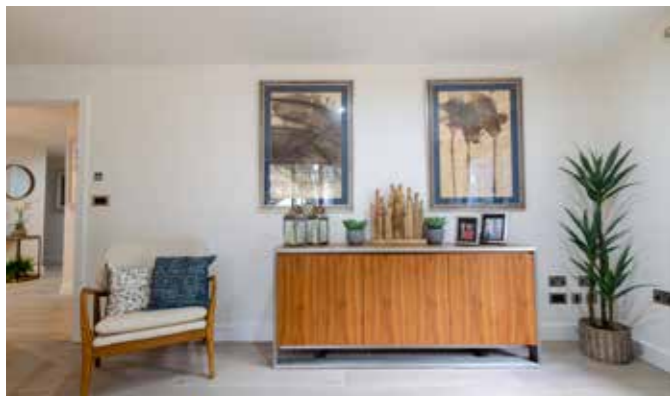
in particular for migrating and wading birds including sandpipers and the rare avocet.

A train line connects Exmouth directly to Exeter which is a 20 minute journey along the stunning Exe Estuary.



Exmouth Beach





Welcome home to The Oaks

The Oaks is a stunning selection of individually designed two and three bedroom apartments, finished to an exceptionally high specification, in the wonderful seaside town of Exmouth. These apartments offer spacious living accommodation as well as allocated parking and either a private garden or access to a communal garden.

The grounds are beautifully landscaped and perfect for relaxing in after a refreshing walk on the beach.

The secure video entry offers peace of mind and security, all thoughtfully designed to make this a fantastic place to call home.

Approximate distances from The Oaks

Exmouth Train Station - 2 miles
Exmouth Seafront - 1.4 miles
Exeter City - 11 miles
Exeter Airport - 11.2 miles
London - 175 miles



Finishing touches

Kitchen

- Mayflower designer kitchens
- Silestone worktops
- Branded kitchen appliances including:
 - AEG built in oven
 - AEG built in microwave
 - AEG built in dishwasher
 - AEG induction hob
 - Built in fridge/freezer
 - Chimney hood
 - Built in wine cooler
- Plumbing & space for washing machine
- Oak effect flooring

Bathrooms / Ensuites

- Mayflower bathroom suites
- Freestanding bath in bathroom (selected apartments*)
- Walk in shower for en-suites & bathrooms (selected plots*)
- Wall hung W/C
- Wall hung vanity units and sink
- Porcelanosa tiles

General

- Underfloor heating throughout apartments
- Carpets in bedrooms
- Oak effect flooring
- Video controlled door access system
- Fibre broadband

Grounds

- Secure video-controlled entry to front door
- Private, fenced garden to all ground floor apartments
- Communal gardens for first & second floor apartments
- Allocated parking

*Check with the sales advisor which apartments include this option.



The artist's impressions are for guidance purposes only, landscaping shows how the site may look when mature.



Ground Floor

- **Apartment 1**
 Living Room - 6.72 x 3.48m
 Kitchen - 5.46 x 3.14m
 Bedroom 1 - 4.08 x 3.49m
 Bedroom 2 - 5.13 x 2.76m
 Bedroom 3 - 5.13 x 2.70m
- **Apartment 2**
 Living Room - 5.44 x 3.86m
 Kitchen - 4.52 x 3.53m
 Bedroom 1 - 5.89 x 3.15m
 Bedroom 2 - 4.19 x 2.65m
 Bedroom 3 - 3.97 x 2.65m
- **Apartment 3**
 Living Room - 6.15 x 5.43m
 Kitchen - 5.10 x 3.62m
 Bedroom 1 - 4.31 x 3.10m
 Bedroom 2 - 4.52 x 3.30m
 Bedroom 3 - 3.19 x 2.82m
- **Apartment 4**
 Kitchen / Living Room - 7.35 x 5.75m
 Bedroom 1 - 5.40 x 3.79m
 Bedroom 2 - 4.22 x 3.16m
 Bedroom 3 - 4.22 x 2.55m

All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed.



First Floor

- **Apartment 5**
 Living Room - 6.72 x 3.48m
 Kitchen - 5.46 x 3.1m
 Bedroom 1 - 4.45 x 4.08m
 Bedroom 2 - 5.13 x 2.78m
 Bedroom 3 - 5.13 x 2.70m
- **Apartment 6**
 Living Room - 5.44 x 3.86m
 Kitchen - 4.52 x 3.53m
 Bedroom 1 - 5.89 x 3.15m
 Bedroom 2 - 4.19 x 2.65m
 Bedroom 3 - 3.97 x 2.76m
- **Apartment 7**
 Living Room - 6.30 x 5.43m
 Kitchen - 5.10 x 3.62m
 Bedroom 1 - 4.31 x 3.10m
 Bedroom 2 - 4.52 x 3.78m
 Bedroom 3 - 3.19 x 2.82m
- **Apartment 8**
 Kitchen / Living Room - 7.35 x 5.75m
 Bedroom 1 - 5.40 x 3.16m
 Bedroom 2 - 4.22 x 3.16m
 Bedroom 3 - 4.22 x 2.55m

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Second Floor



Apartment 9
 Kitchen / Living Room - 6.55(max) x 6.49m(max)
 Bedroom 1 - 3.89 x 3.46m
 Bedroom 2 - 4.61 (into bay) x 2.83m
 Bedroom 3 - 4.61 (into bay) x 2.86m

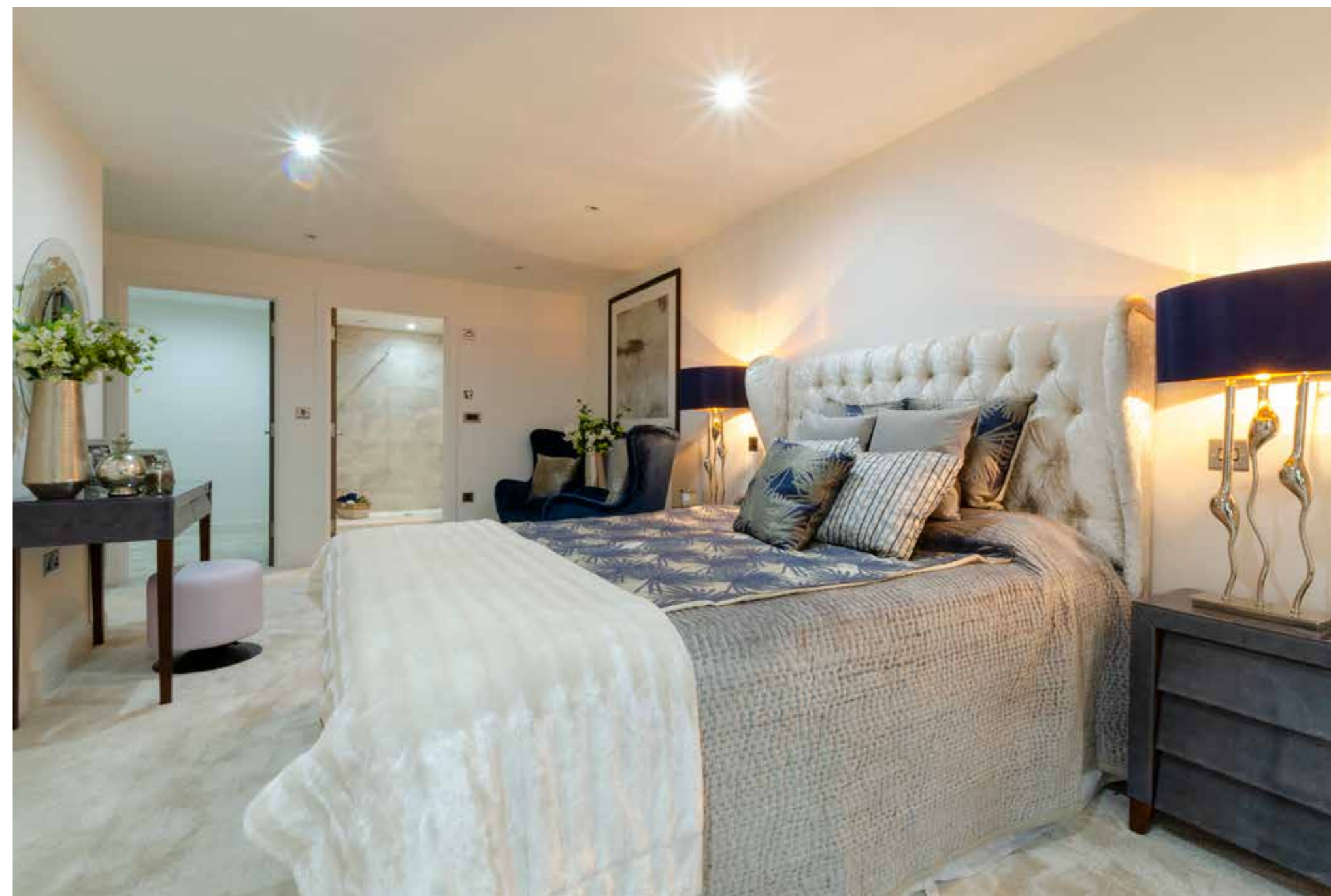
Apartment 10
 Kitchen / Living Room - 6.91(max) x 5.31m
 Bedroom 1 - 6.59 (into bay) x 3.20m
 Bedroom 2 - 3.69 (into bay) x 2.65m
 Bedroom 3 - 3.34 (into bay) x 3.35m

Apartment 11
 Kitchen / Living Room - 8.46 x 5.56m
 Bedroom 1 - 4.72 (into bay) x 3.16m
 Bedroom 2 - 4.51 x 2.80m (into bay)
 Bedroom 3 - 3.15 x 2.93m

Apartment 12
 Living Room - 6.25(max) x 4.52m(max)
 Kitchen - 4.15 x 3.93m
 Bedroom 1 - 4.98(into bay) x 3.98m
 Bedroom 2 - 4.15(into bay) x 2.94m

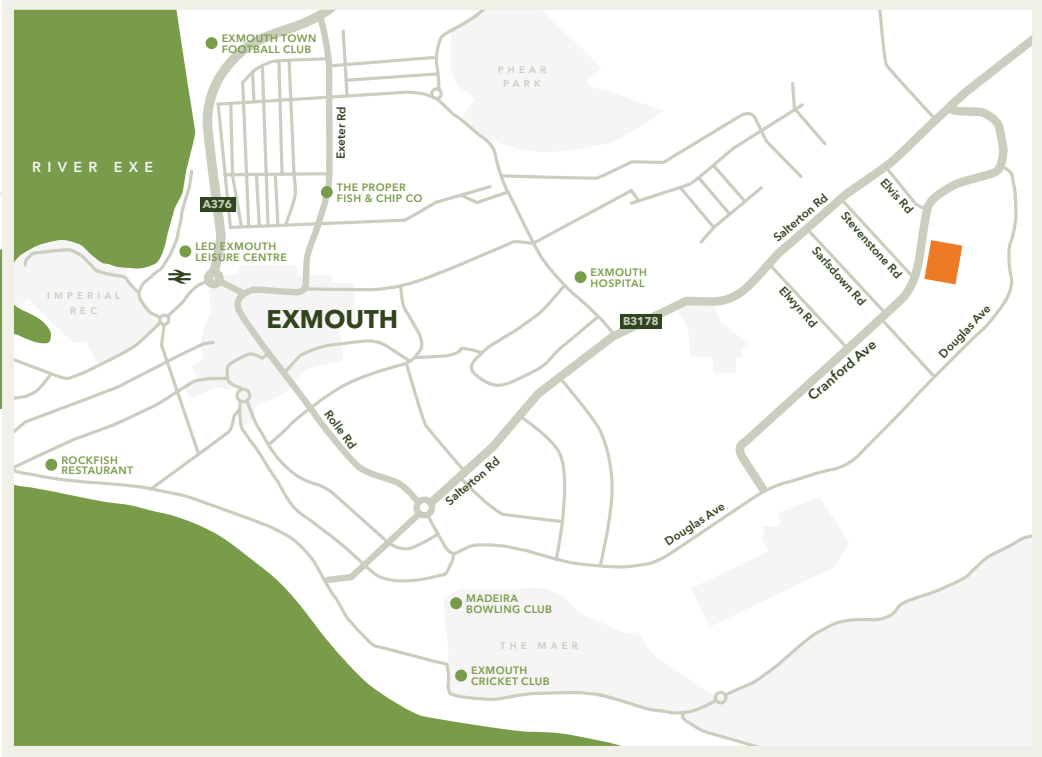
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The Oaks Sat Nav ref:
EX8 2QA



For more information or to arrange a viewing please contact the sales agent:



Call: 01395 222300

Call: 01395 273757

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