



£250,000

Flat 19 Meresyke, Cranford Avenue, Exmouth, Devon, EX8 2HT



A superb two double bedroom ground floor apartment, situated in the highly sought-after Avenues area of Exmouth. Beautifully modernised throughout and offered for sale with no onward chain, this delightful home is ready to move into.

- **2 Double Bedrooms with built-in wardrobes**
- **Modern Refitted Kitchen with integrated appliances**
- **Bright and airy Lounge/ Dining Room opening onto a patio and gardens**
- **Modern Shower Room/WC and Further Separate WC**
- **Gas Central Heating and Double Glazing**
- **Attractive Mature Communal Grounds**
- **Garage with power and light**
- **NO ONWARD CHAIN**

DESCRIPTION: A superb two double bedroom ground floor apartment, situated in the highly sought-after Avenues area of Exmouth. Beautifully modernised throughout and offered for sale with no onward chain, this delightful home is ready to move into. Meresyke is set within attractive, well-maintained mature communal gardens, tucked back from Cranford Avenue, providing a peaceful and private setting. The well-presented accommodation comprises a welcoming entrance hallway, a bright and spacious lounge/dining room with direct access to the communal gardens, a stylish modern fitted kitchen/breakfast room, two generous double bedrooms, both with built-in wardrobes, a contemporary shower room/WC, and a separate cloakroom/WC. Further benefits include gas central heating, double glazing throughout, and a garage located in a nearby block, complete with power and lighting.

LOCATION: The property is situated within a 5 minute walk to the beach, a 10 minute walk of Heyday's beach bar and restaurant, and 30 minute walk to Exmouth Marina. Exmouth Beach itself has over three miles of glorious golden sands, Exmouth is renowned nationally as a regional centre for water sports activities - especially kitesurfing, sailing & windsurfing. Exmouth's vibrant shopping centre is approximately a 10 minute walk away and hosts a wide range of leisure and entertainment facilities, including a cinema, sports amenities, M&S food hall, and a range of excellent restaurants.

It is only 12 miles by road or rail from the Cathedral City of Exeter, with its Intercity railway station, international airport, connection to the M5 motorway and all major shops and facilities.

The accommodation comprises (all measurements are approximate):-

GROUND FLOOR

Communal entrance door to the...

COMMUNAL HALLWAY with private entrance door to the apartment.

HALLWAY. Wood flooring. Two built-in storage cupboards. Radiator. Coved ceiling. Downlighters. Built-in airing cupboard with shelving. Doors lead off to...

SITTING/DINING ROOM 17'1" (5.21m) x 11'7" (3.53m)

Wood flooring throughout. Two radiators. Double glazed window and sliding patio door out onto the terrace and communal garden. Coved ceiling. Downlighters.

KITCHEN/BREAKFAST ROOM 12'11" (3.94m) x 9'1" (2.77m)

Modern fitted kitchen comprising roll edge worktop surface in tiled splashback. Inset one and a half bowl sink with drainer and mixer tap. Inset induction hob. Cupboards and drawers under with integrated fridge and freezer. Integrated double oven. Integrated washer dryer. Integrated slimline dishwasher. Matching wall mounted cupboards. Stainless steel and glass cooker hood with downlighters. Built-in microwave. Tiled floor. Breakfast bar. Radiator. Downlighters. Double glazed window to rear.

BEDROOM 11'1'8" (3.56m) x 10'11" (3.33m)

Double glazed window to the front with an outlook over the gardens. Coved ceiling. Radiator. Built-in triple wardrobe with sliding doors.

BEDROOM 2 10'4" (3.15m) x 9'5" (2.87m)

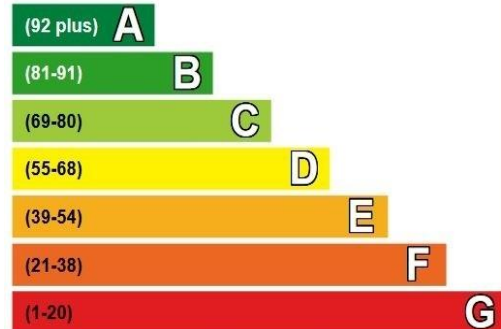
Double glazed window to the rear overlooking the gardens. Built-in four door wardrobe. Radiator. Coved ceiling.

SHOWER ROOM / W.C. 6' 11" (2.11m) x 5' 9" (1.75m): Modern white suite comprising corner shower cubicle with built-in shower unit. Enclosed flush low level W.C. Wash hand basin with mixer tap with storage under. Walls in full tiled surround. Shaver point. Downlighters. Extractor fan. White runged radiator.



Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
75	80

SEPARATE W.C. 5' 9" (1.75m) x 3' 1" (0.94m):

Enclosed flush low level W.C. Wash hand basin with mixer tap. Walls in full tiled surround. Extractor fan. Downlighters. Radiator.

OUTSIDE: Meresyke stands in attractive mature communal grounds comprising large areas of lawn with mature flower and shrub borders and trees. Flat 19 benefits from having its own patio which adjoins the lounge/dining room and fronts onto the communal gardens. Communal bin store and washing line facility. Visitors parking area.

GARAGE 18'8" (5.69m) x 8'10" (2.69m)

Single garage located in a block with up and over door. Power and light connected.

TENURE: The property is leasehold and held on a lease of 999 years from 1983. The property also benefits from an equal share of the freehold.

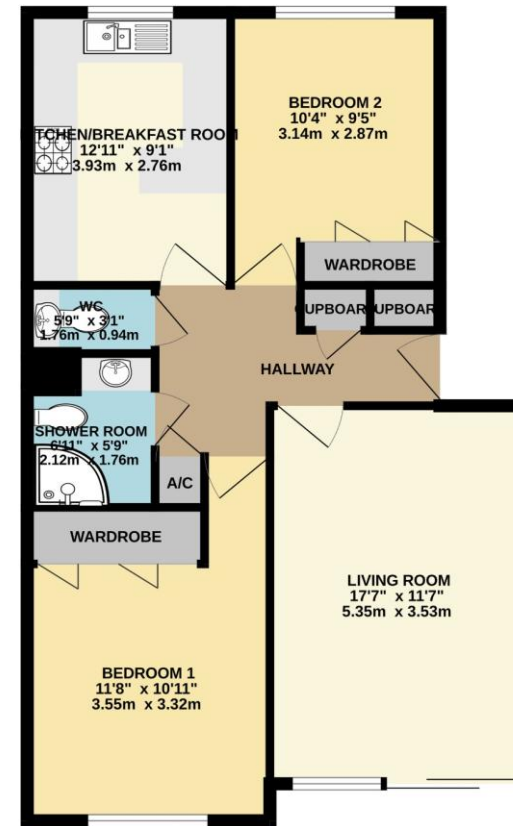
SERVICE CHARGE: The current management fees are £470.00 per quarter which include buildings insurance. Ground rent is £60.00 per annum.

SERVICES: All mains services are connected.

COUNCIL TAX: Band D

DIRECTIONS: From the town centre, proceed up Rolle Street and then into Rolle Road. At the mini roundabout, proceed straight ahead and then bear left into Douglas Avenue. Continue along Douglas Avenue, passing Maer Road and the Devoncourt Hotel. Turn left into Cranford Avenue and Meresyke can be found on the left hand side, approximately 100 yards after you go around the bend.

GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



19 MERESYKE, 13 CRANFORD AVENUE, EXMOUTH

TOTAL FLOOR AREA : 733 sq.ft. (68.1 sq.m.) approx.

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.
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Telephone:

01395 265530

Email:

exmouth@hallandscott.co.uk

Website:

www.hallandscott.co.uk

Address:

Unit 2, Pierhead, Exmouth, Devon, EX8 1DU

Health and Safety Statement

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Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

