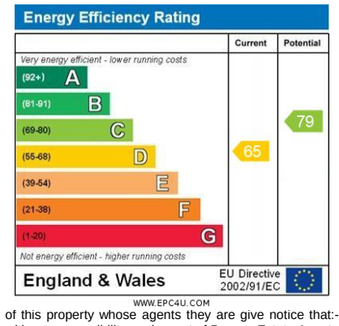






Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Pennys estate agents

www.pennys.net

Flat 3 Cranford House, 10a Cranford Avenue, Exmouth, EX8 2HT

GUIDE PRICE
£100,000
TENURE Leasehold



To Be Sold Via Traditional Auction on 10th December 2026 @ 12 Noon

A Purpose Built Ground Floor Flat Located In The Sought After 'Avenues' Area of Exmouth With Extensive Communal Gardens And Garage.

Lounge/Dining Room With Access To Sun Terrace * Kitchen/Breakfast Room * Two Double Bedrooms * Bathroom/WC * Full Programme Of Modernisation And Refurbishment Required * 99 Year Lease From 1969

rightmove

PENNYS ESTATE AGENTS
2 Rolle House, Rolle Street, Exmouth, Devon, EX8 2SN
Tel: 01395 264111 EMail: help@pennys.net

Flat 3 Cranford House, 10a Cranford Avenue, Exmouth, EX8 2HT

THE ACCOMMODATION COMPRISES:
COMMUNAL ENTRANCE AND HALLWAY: The apartment is found on the GROUND FLOOR, approached by a private front door to:
RECEPTION HALL: Deliveries and meter cupboard; coats cupboard; adjoining cupboard with slatted shelving; airing cupboard housing water tank and gas boiler; door entry telephone; radiator.
LOUNGE/DINING ROOM: 4.85m x 3.73m (15'11" x 12'3") Radiator; double glazed window and door giving access to COVERED SUN TERRACE which overlooks and gives direct access on to the extensive communal gardens.
KITCHEN: 3.43m x 2.72m (11'3" x 8'11") Comprising of cupboards and drawer units under work surfaces; single drainer sink unit with tiled splashback; wall mounted cupboards; radiator; electric cooker point; double glazed window to front aspect.
BEDROOM ONE: 5.05m x 3.66m (16'7" x 12'0") maximum overall measurements. Built in floor to ceiling wardrobes with mirror fronted sliding doors; radiator; double glazed window overlooking the rear gardens.
BEDROOM TWO: 3.35m x 3.35m (11'0" x 11'0") Built in floor to ceiling wardrobes with mirror fronted sliding doors; radiator; double glazed window to front aspect.
BATHROOM/WC: 2.36m x 1.7m (7'9" x 5'7") Comprising bath; pedestal wash hand basin; WC; tiling to splash prone areas; radiator; ceiling extractor fan.
OUTSIDE: To the front of the property there is decorative stone communal gardens with well stocked shrub and flower beds. There is a SINGLE GARAGE located in a nearby block with up and over door. To the rear of the development, there are extensive communal gardens that are well maintained comprising of an extensive area of lawn with mature shrubs, trees and flowerbeds.
TENURE: The property is Leasehold with a 99 year lease from 1969. Service charges: Please refer to the question pack.

VIEWINGS: Please call on 01395 247000 to book into one of the scheduled block appointments.

IMPORTANT INFORMATION: All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.
AUCTION LEGAL PACK & FINANCE: Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.
PRICE INFORMATION: Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check our website regularly at www.247propertyauctions.co.uk or contact us on 01395 247000 for up to date information. Following the fall of the hammer contracts are exchanged and there is no going back!

AUCTIONEERS NOTES

- Please refer to all legal documents for this Lot in case any additional fees and reimbursements are listed in addition to the purchase price.
- We are currently awaiting receipt of the LPE1. This will be added to the documents section when available and all active watchers will be notified.

†Traditional auction

Exchange occurs at the end of the auction. This means that if the reserve is met or exceeded and the auction timer reaches zero, the successful bidder is legally obliged to pay the purchase price and the seller will be legally obliged to sell the property. To ensure that the successful bidder proceeds, the buyer is automatically charged a holding deposit, which is held in a secure client account, pursuant to the terms of a holding deposit agreement.

* Pricing Information

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Bamboo Proptech and 247 Property Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box above or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail.

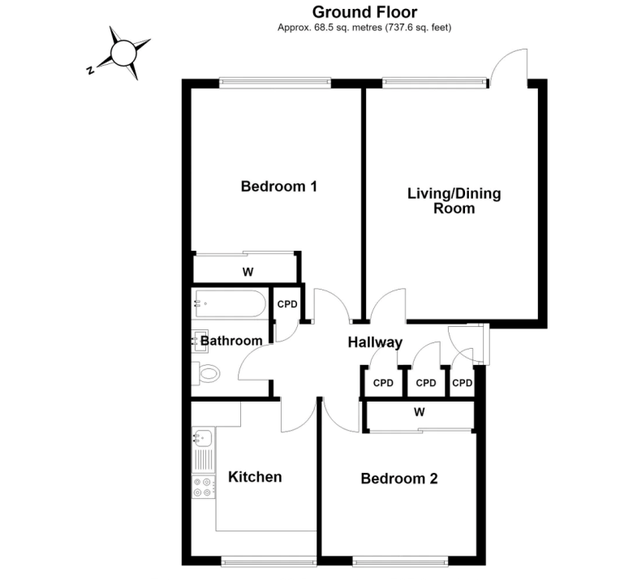
Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

Refreshing the Page: To make sure that you are seeing the latest information for the property, we recommend you refresh the page. This ensures you're seeing live information and not stored (cached) data. If the page disconnects from the Internet, refreshing the page will show the latest information.
Disclaimer: All information relating to this property, including descriptions, pictures and other related information has been provided by 247 Property Auctions. All legal documents in relation to this property have been provided by the Vendor's solicitor. Neither Bamboo Proptech or any individual in employment with Bamboo Proptech makes any warranty as to the accuracy or completeness of any of the property information.
These particulars do not form part of any contract or offer. Buyers should not rely on them as statements of representation and should check that the information is correct by inspection or otherwise. Where there is a conflict between the contents of the legal documents and these particulars, the information contained in the legal documents shall prevail.

Pursuant to the Auctioneer Act 1845, this auction is being conducted by the auctioneer stated above. All participants in this online auction shall note that both the Auctions (Bidding Agreements) Act 1927 and 1969 shall apply.

Where stated in the bid box above, you agree that Bamboo may pre-authorise your card for the amount of the Buyer's fee and Deposit. You will only be charged if you are the winning buyer. We will release the pre-authorisation at the end of the auction. You card issuer may take up to 10 working days for this amount to be available to you in your account.

FLOOR PLAN:



Total area: approx. 68.5 sq. metres (737.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epcsolutions.co.uk
Plan produced using PlanUp.

Flat 3, EXMOUTH