



naomi j ryan  
estate agents



First Floor Flat



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Gas Central Heating



Allocated Parking  
Space



No Garden



Council Tax Band: B

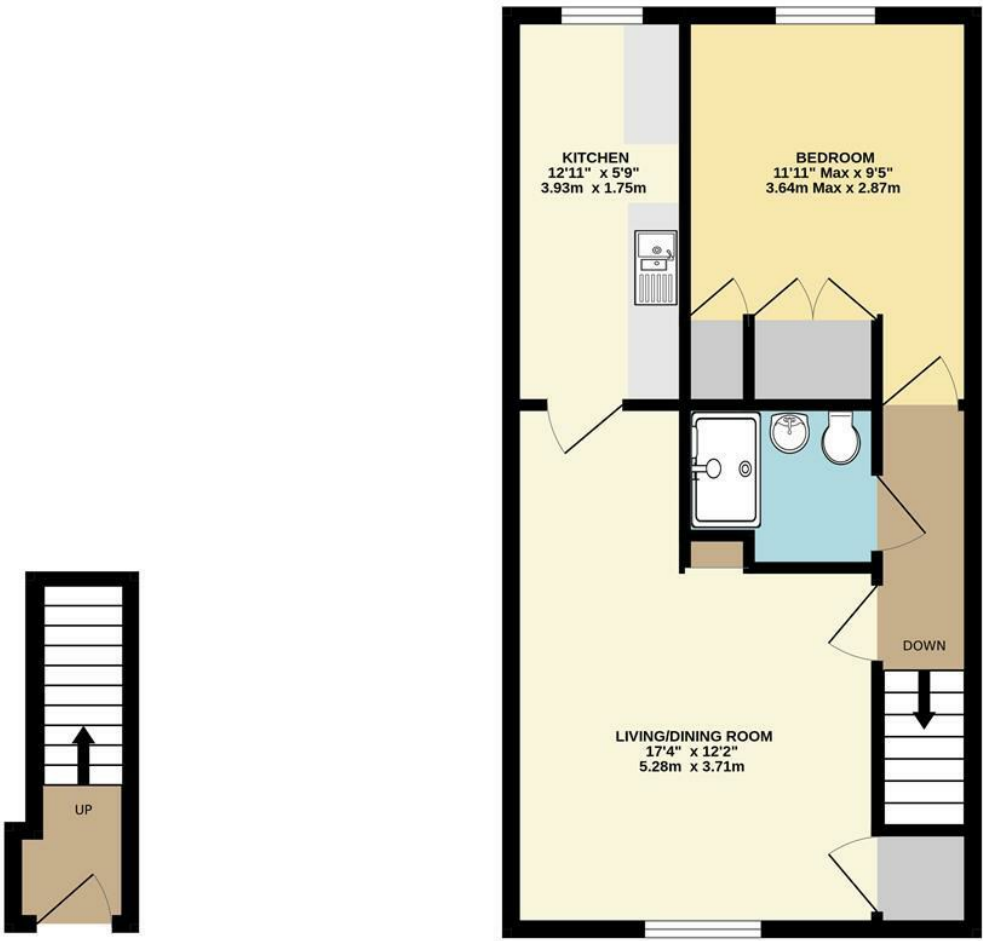
Offers Over: £155,000  
Leasehold

38 Corn Mill Crescent,  
Alphington, Exeter, EX2 8TW

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

GROUND FLOOR

FIRST FLOOR



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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## SUMMARY

A spacious and well-presented one-bedroom first-floor flat with a self-contained entrance. The flat is being sold with no onward chain and has newly fitted carpets. Located in a highly popular residential area on the southwest outskirts of the city, the flat is conveniently positioned within reach of a wide range of facilities, including a doctor's surgery, a post office, a pharmacy, public houses, and a convenience store. A regular bus service provides access to the City Centre, and there are good transport links for the M5 and A30.

The property comprises a self-contained entrance with a hallway leading up to the first-floor landing, a spacious living/dining room with a window to the front aspect and a useful overstairs storage cupboard, a modern kitchen, a double bedroom with fitted wardrobes, and a shower room.

One allocated parking space is located a short walk from the property.

Early internal viewing is highly recommended.

## LEASEHOLD INFORMATION

Length of Lease: 999 years from 1 January 1980

Annual Service Charge: Peppercorn.

Annual Ground Rent: Peppercorn.

## MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains water, electricity, gas, and drainage.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

## VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

## REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





