

naomi j ryan  
estate agents



First Floor Flat



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Permit Parking



Communal Gardens



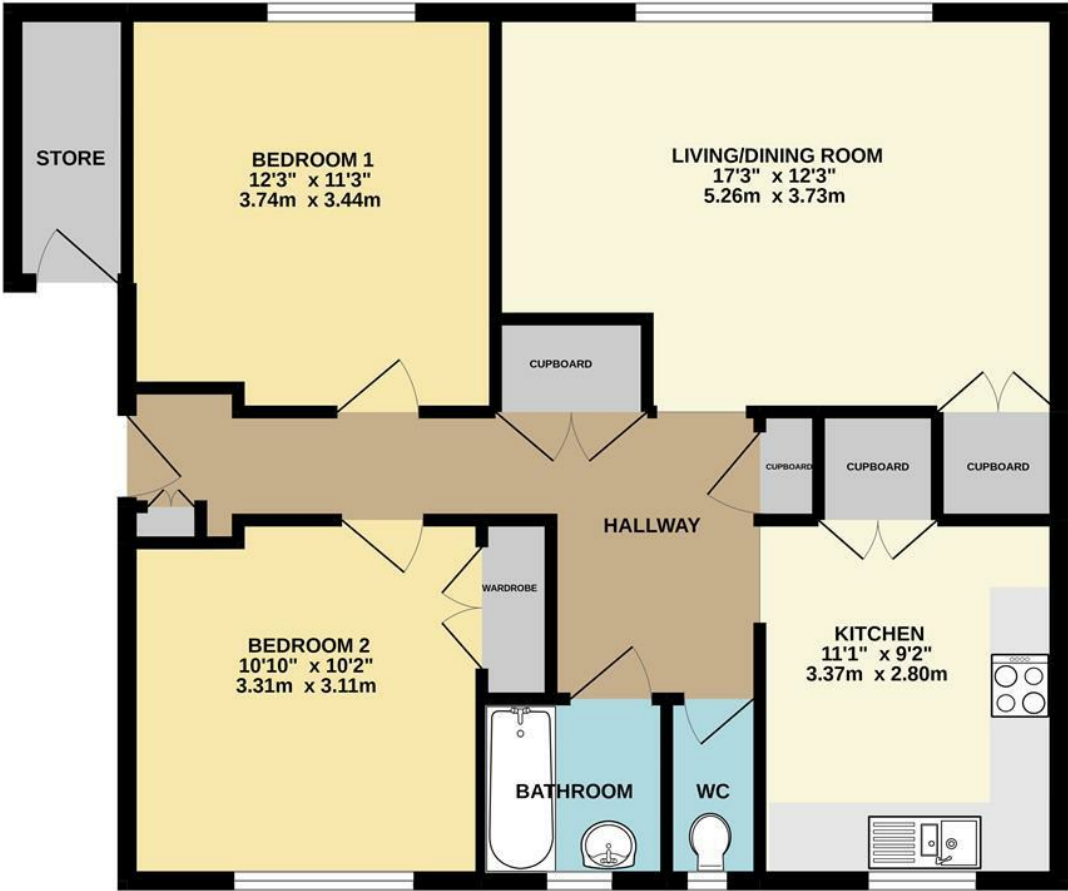
Council Tax Band: B

£180,000 Leasehold

St. Matthews Close,  
Newtown, Exeter, Devon, EX1 2EX

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

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 first floor flat situated within the popular residential area of Newtown. The property occupies a highly convenient position and is within easy reach of local amenities, the City Centre, and the Royal Devon & Exeter Hospital.

The accommodation comprises a spacious living/dining room with rooftop views across the City, modern kitchen, two double bedrooms, bathroom with separate WC, gas central heating, and double glazing. Accessed from the communal hallway is a private lockable store cupboard for the private use of this property. Outside are communal grounds and permit parking spaces (subject to availability).

Early internal viewing is highly recommended and a 360 Virtual Tour is available to view on our web site.

## LEASEHOLD INFORMATION

Length of lease: 125 Years from 15 October 1984

Service Charge: £563.30 per year (paid quarterly).

Ground Rent: £10 per year.

The insurance is £127.39 per year, for 2022 it will go up to £131.64

## LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £895 - £925 per calendar month, providing a gross rental yield of 5.9% - 6.1%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

## 360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

## VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents. Please remember to bring hand sanitiser to use and a face covering to wear during your viewing.

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## THINKING OF SELLING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	55
(39-54) E	
(21-38) F	
(1-20) G	56
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



BRITISH  
PROPERTY  
AWARDS

2021



GOLD WINNER

ESTATE AGENT  
IN EXETER

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

18 southernhay west, exeter, ex1 1pj  
t&f . 01392 215283

e . [enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)  
company registration number 6693899