



naomi j ryan
estate agents



First Floor Flat



Bedrooms: 1



Bathrooms: 2



Receptions: 1



Electric Heating



No Parking



Communal Courtyard



Council Tax Band: B

Guide Price:
£265,000 - £275,000 Freehold

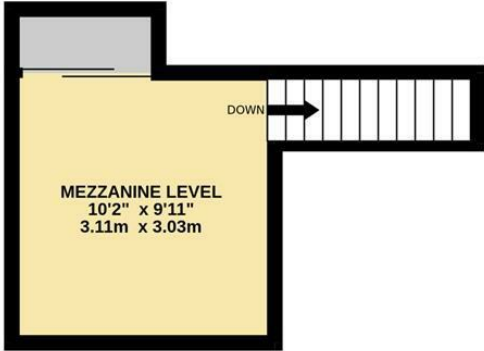
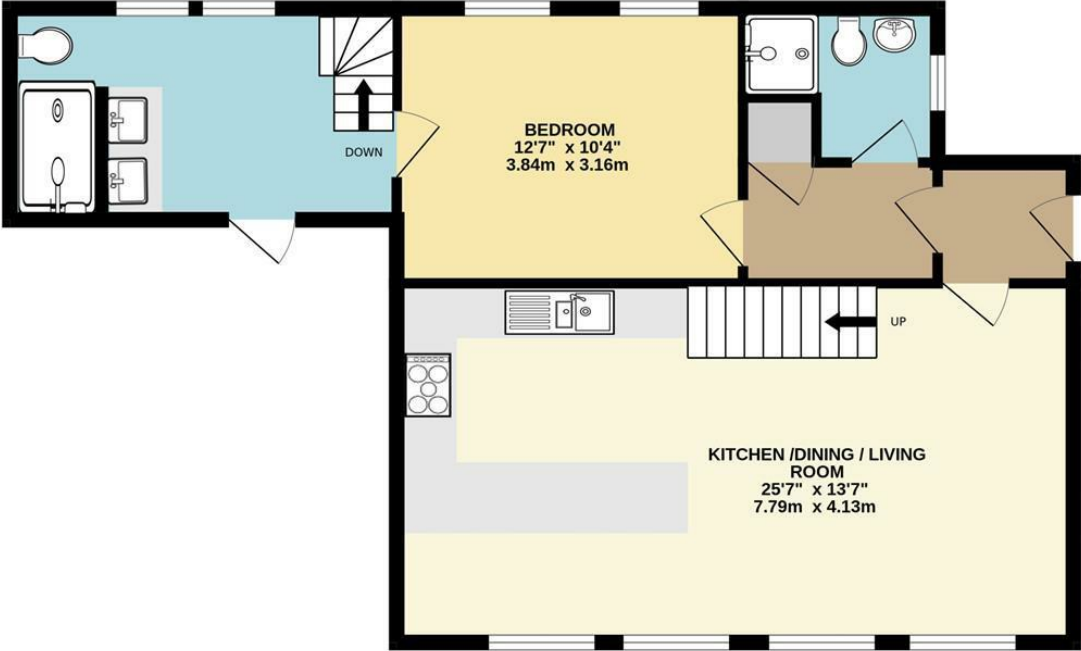
Flat 1, 75 Queen Street,

Exeter, EX4 3RX

www.naomijryan.co.uk

FIRST FLOOR

MEZZANINE LEVEL



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

Guide Price £265,000 – £275,000

A beautifully presented first-floor one-bedroom apartment located within this striking Grade II listed building. Thoughtfully renovated by the current owners and offered with a new lease upon completion, this outstanding home provides generous and flexible living accommodation.

Ideally positioned in the heart of the city centre, the apartment enjoys excellent access to Exeter Central Station, along with the extensive range of shops, restaurants, and amenities the city has to offer.

The spacious accommodation features an impressive living room with high ceilings and four elegant arched windows, creating a light-filled and characterful space. This area flows seamlessly into a contemporary fitted kitchen, complete with integrated appliances including a fridge, freezer, dishwasher, and washing machine. Stairs lead to a mezzanine level, which benefits from a built-in double wardrobe.

The property also offers a well-proportioned double bedroom with a stylish en-suite shower room, finished with twin basins. There is a second modern shower room.

A communal courtyard is accessed via the communal hallway, providing storage for bikes and bins.

Early viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Stone and brick.

Utilities: Mains water, electricity 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>

EPC EXEMPTION CERTIFICATE

This property has an EPC Exemption Certificate, granted in August 2022 and valid for a period of 5 years.

LEASEHOLD INFORMATION

Length of Lease: a new 999-year lease will be provided at the point of sale

Annual Service Charge: To be confirmed.

Annual Ground Rent: To be confirmed.

Service Charge Review Period (Year/Month): To be confirmed.

Ground Rent Review Period (Year/Month): To be confirmed.

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.





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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.

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

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