



naomi j ryan
estate agents



Flat - Ground Floor



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage & Parking
Space



Private Garden



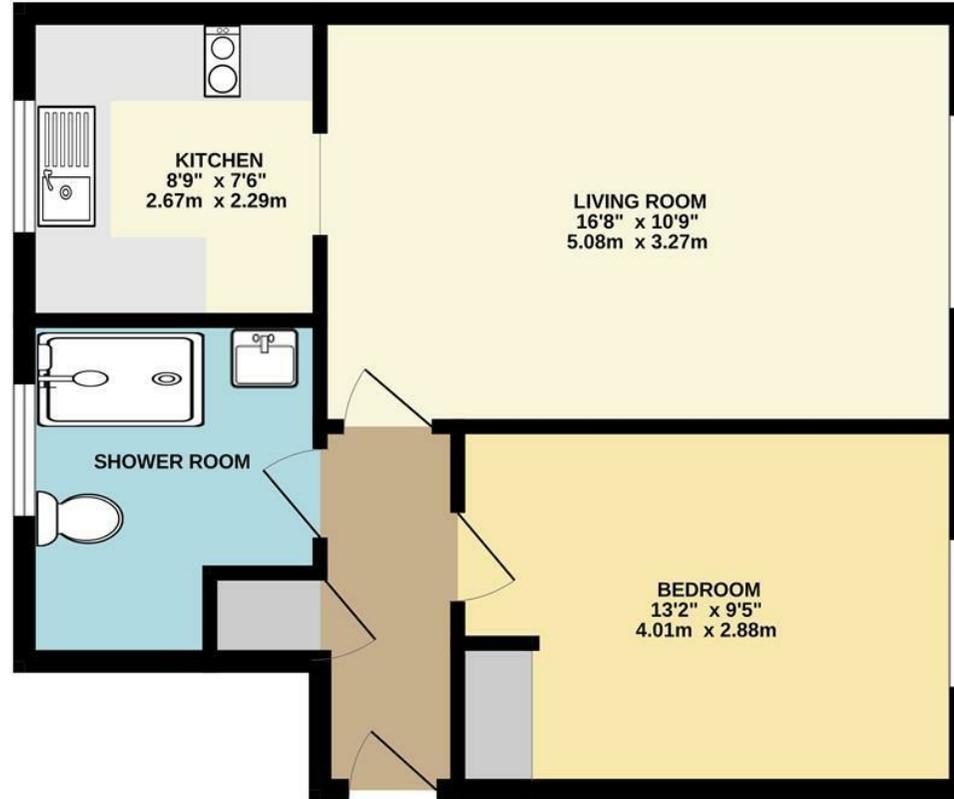
Council Tax Band: A

£185,000 Leasehold

1 Dennysmead Court,
Glenthorne Road, Exeter, EX4 4QU

www.naomijryan.co.uk

DENNYSMEAD COURT



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 modern and stylish ground floor apartment featuring a private entrance, garden, single garage and parking space offered to the market with no onward chain.

Enjoying this tucked away position, the property offers excellent access to the University of Exeter and St Davids Train Station. Additionally, Exeter's City Centre and historic quayside, along with nearby cycle paths and riverside walks, are conveniently close by.

The accommodation is bright and spacious, briefly comprising an entrance hall with fitted storage, a living/dining room, a kitchen equipped with contemporary high-gloss units, a modern shower room, and a double bedroom. The property is ideally positioned within the development, offering views over the communal green at the front and the private garden at the rear. The rear garden is a great addition to the property providing a significant degree of privacy and a pleasant environment from which to enjoy the outdoors. Furthermore, the property includes the use of a single garage and a parking space.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

MATERIAL INFORMATION

Construction notes: Brick

Heating: Gas Central Heating

Utilities: Connected to mains Gas, Electric, Water & 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>

LEASEHOLD INFORMATION

Length of Lease: 999 years from 20/09/1978

Annual Service Charge: None

Annual Ground Rent: £10

Service Charge Review Period: N/A

Ground Rent Review Period: N/A

360 VIRTUAL TOUR

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

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.







BRITISH
PROPERTY
AWARDS

2021
★★★★★

GOLD WINNER

ESTATE AGENT
IN EXETER



BRITISH
PROPERTY
AWARDS

2022
★★★★★

GOLD WINNER

ESTATE AGENT
IN EXETER



BRITISH
PROPERTY
AWARDS

2023
★★★★★

GOLD WINNER

ESTATE AGENT
IN EXETER



BRITISH
PROPERTY
AWARDS

2024
★★★★★

GOLD WINNER

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BRITISH
PROPERTY
AWARDS

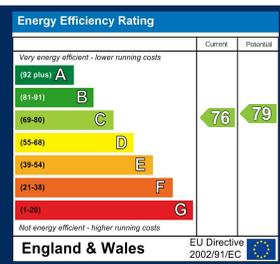
2025
★★★★★

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.



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