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Flat - First Floor



Bedrooms: 1



Bathrooms: 1



Receptions: 1



District Heating



Allocated Parking



Communal Garden



Council Tax Band: B

OIEO £165,000 Leasehold



Staddle Stone Road,

Pinhoe, Exeter, EX1 3FS

www.naomijryan.co.uk

FIRST FLOOR



SUMMARY

A beautifully presented modern first floor apartment located on the popular Tithe Barn development within Pinhoe, close to a range of local amenities nearby. The property offers excellent access to the M5 motorway and good transport links into the City Centre with Pinhoe Train Station within walking distance. The light and spacious accommodation offers a contemporary feel and comprises entrance hall, dual aspect kitchen/living/dining room, a well appointed double bedroom and bathroom. Benefits include district heating and energy efficient triple glazing. Outside are well maintained communal gardens with an allocated car parking space opposite the communal entrance.

This apartment offers wide market appeal, being ideal for first time buyers and investment buyers alike. Early internal viewing is highly recommended.

LEASEHOLD INFORMATION

Length of lease: 125 years from January 2015

Service Charge: £1,100 per annum.

Ground Rent: £250 per annum.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £875 per calendar month, providing a gross rental yield of 6.2%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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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