



naomi j ryan  
estate agents



First Floor Flat



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Single Garage



None



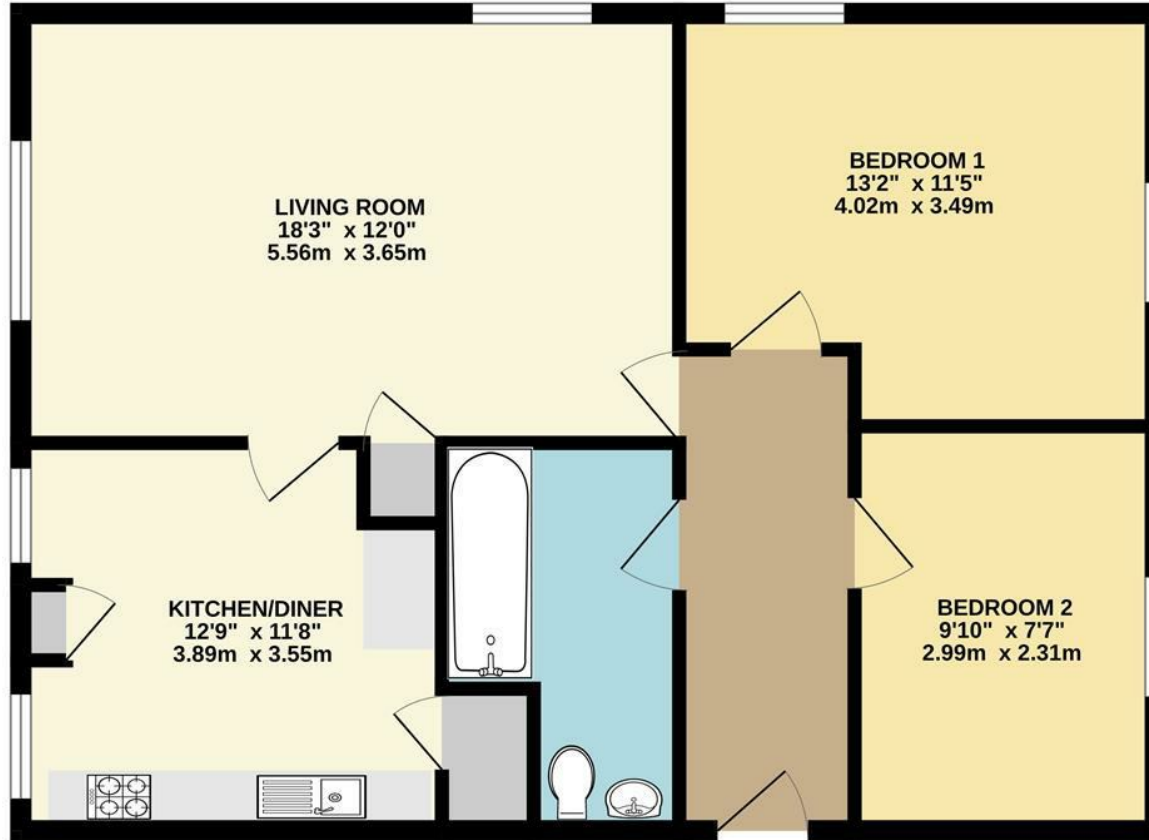
Council Tax Band: B

OIRO £220,000 Leasehold

Heavitree Road,  
Heavitree, Exeter, EX1 2LY

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

SUMMERLANDS 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 spacious and well presented two bedroom first floor flat being sold with no onward chain, situated in a highly desirable position within easy reach of the City Centre, the Royal Devon & Exeter Hospital and both St Luke's and Streatham University campuses.

The accommodation comprises a spacious living room with views across the City, modern kitchen/diner with integrated fridge/freezer and dishwasher, a utility cupboard with space and plumbing for a washing machine, two good sized bedrooms and a bathroom fitted with a three piece suite including a shower over the bath. Further features include gas central heating and double glazing. The property also benefits from a single garage situated to the rear. Parking spaces are available on a first come first serve basis.

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

### LEASEHOLD INFORMATION

Length of Lease: 199 years from 11th January 1973. The vendors have a share of the freehold.  
Annual Service Charge: £1,320 per annum (paid quarterly)  
Annual Ground Rent: Nil  
Service Charge Review Period (Year/Month): TBC  
Ground Rent Review Period (Year/Month): N/A

### 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.

### 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.

### LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,100 per calendar month, providing a gross rental yield of 5.9%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.



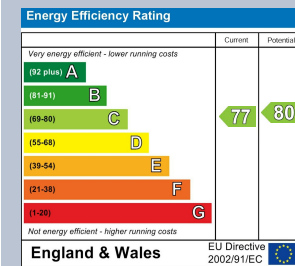
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## THINKING OF SELLING?

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



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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