naomi j ryan
estate agents

Flat - Ground Floor

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Night Storage Heaters

Allocated Parking Space

Front & Rear Gardens

Council Tax Band: A

Guide Price £150,000-£160,000

84 Okehampton Road,

St Thomas, Exeter, EX4 1EP

www.naomijryan.co.uk

84 Okehampton Road, St Thomas, Exeter, EX4 1EP

£150,000-£160,000 Leasehold

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 of £150,000-£160,000. A charming one bedroom ground floor apartment with a self-contained entrance, private garden and an allocated parking space offered to the market with no onward chain. Situated on Okehampton Road, this property offers excellent access to Exeter's City Centre and Historic Quayside. Riverside walks, cycle paths and a local convenience store are also located close by.

The property is accessed via a gated, private garden laid predominantly to decorative stone chippings. A lockable store can be used for bin storage if desired. The accommodation comprises in brief entrance porch, open plan living area with fitted kitchen, bathroom, generous storage cupboard and a double bedroom. French doors from the bedroom open out onto a private section of garden which is currently occupied by a large storage shed. A paved path provides access to the communal carpark where the property is allocated one parking pace. This carpark is accessed from John Levers Way via secure double gates.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing.

LEASEHOLD INFORMATION

Length of Lease: 999 years from 1st January 2007. Residents own the management company. A share of the freehold is owned by the property.
Annual Service Charge: £644
Annual Ground Rent: £0
Service Charge Review Period: Every 6 months

MATERIAL INFORMATION

Construction notes: Brick
Heating: Electric - Night Storage Heaters
Utilities: Connected to mains 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

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.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £850 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.

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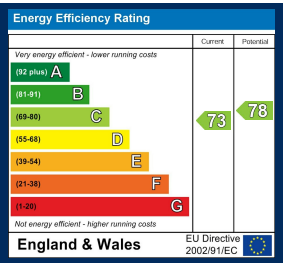
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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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