



naomi j ryan  
estate agents



Bungalow -  
Retirement



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Electric Heating



Allocated Parking



Private Rear Garden



Council Tax Band: B

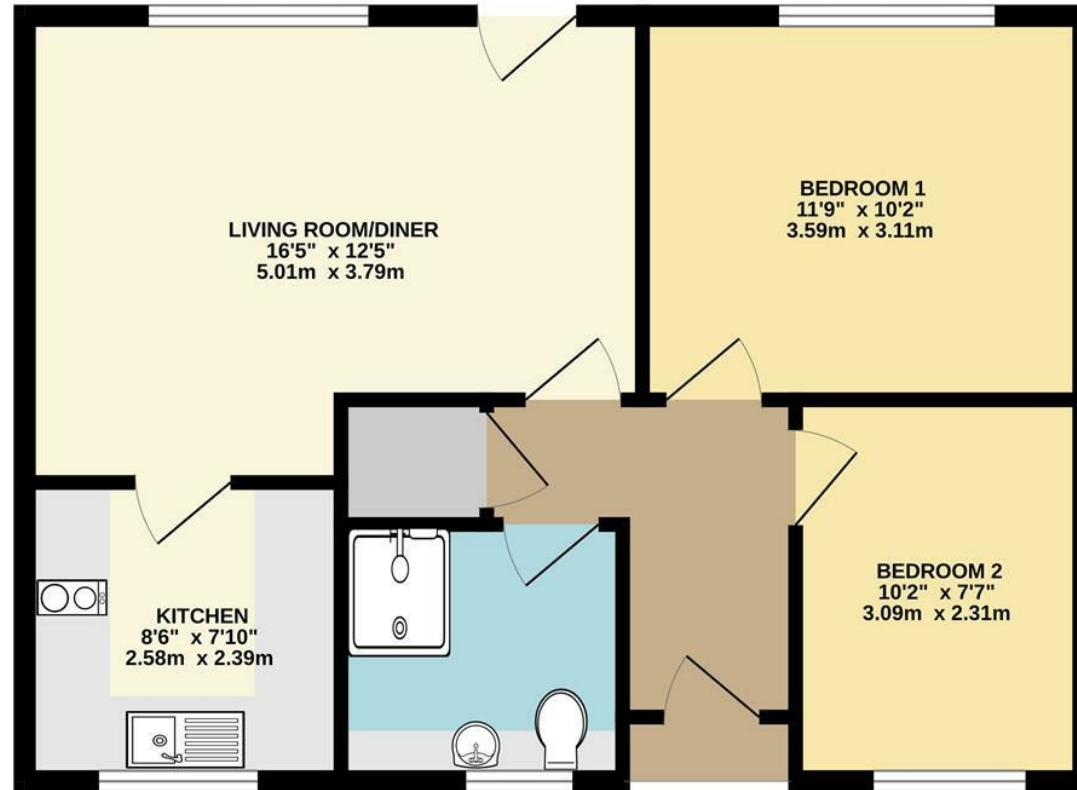
£285,000 Freehold

58 The Maltings Church Street,

Heavitree, Exeter, EX2 5EJ

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

THE MALTINGS



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 superb two-bedroom retirement bungalow, located within The Maltings, offering excellent access to local amenities on Heavitree Fore Street. The property is being sold with no onward chain and is located at the end of a no-through road has the added benefit of a private allocated parking space. Facilities within The Maltings include a residents' lounge, laundry, and communal gardens.

The property offers generous accommodation throughout and is presented in excellent condition. It includes an entrance hall, a living/dining room that features a door leading to the private rear garden, and a separate modern kitchen equipped with an integrated fridge/freezer, washing machine, oven, two-ring electric hob, microwave, and a slimline dishwasher. Additionally, there are two well-proportioned bedrooms and a shower room fitted with a contemporary suite that includes built-in storage.

Externally, there is a charming enclosed rear garden designated for the exclusive use of the property. This garden is designed for low maintenance, primarily consisting of a patio area bordered by raised beds featuring plants, trees and shrubs. It provides a pleasant seating space and enjoys a significant level of privacy. Furthermore, an allocated parking space is conveniently located just a short walk from the property.

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: Traditional Construction

Heating: Electric heating

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>

## AGENTS NOTE

This property is subject to a Service Charge of £1941.60 per annum.

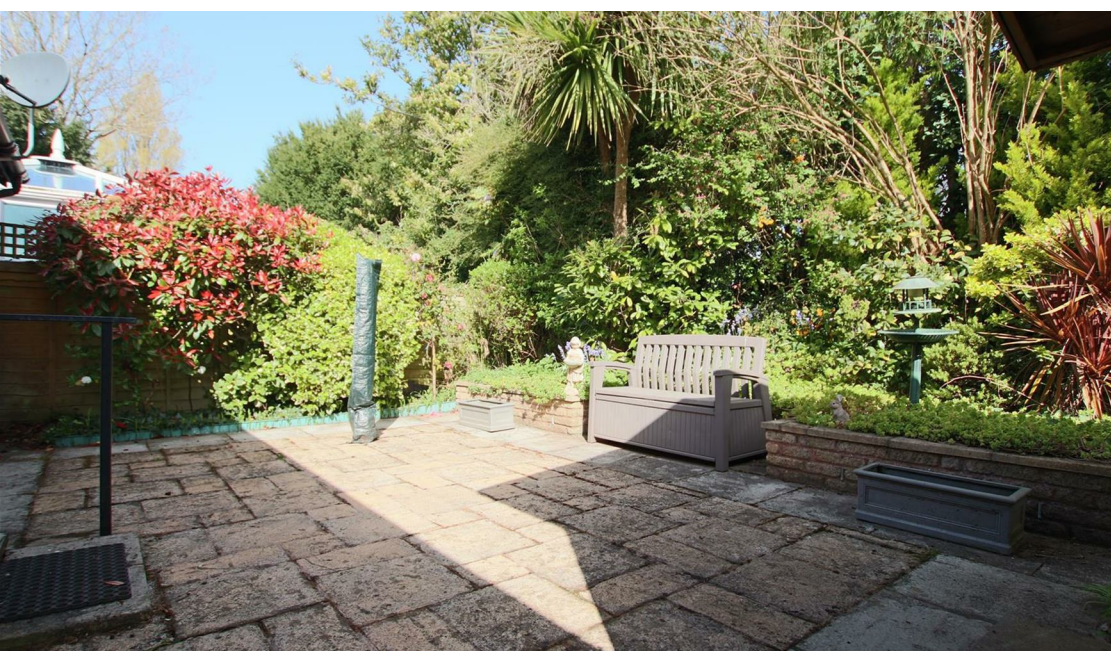
## 360 VIRTUAL TOUR

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

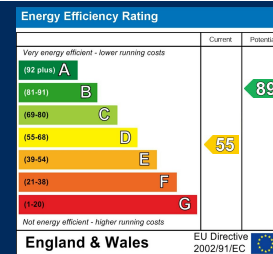
BRITISH PROPERTY AWARDS 2023 GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN EXETER

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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