



naomi j ryan  
estate agents



House - End Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 2



Gas Central Heating



Allocated Parking



Enclosed Rear Garden



Council Tax Band: B

£250,000 Leasehold



Britten Drive,

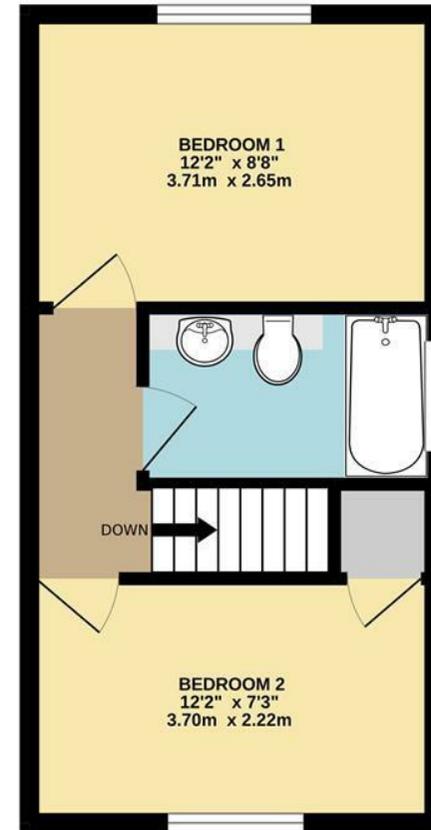
Broadfields, Exeter, Devon, EX2 5RY

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

GROUND FLOOR



1ST FLOOR





## SUMMARY

An extended and well presented two bedroom end of terrace property offered to the market for sale within the popular residential area of Broadfields. Occupying a cul-de-sac position and open views from the rear aspect the property is conveniently positioned for access to local amenities including a regular bus service, Royal Devon & Exeter Hospital, City Centre and the major road network surrounding the city.

The accommodation is light and spacious throughout and comprises in brief entrance hall, kitchen with integrated dishwasher and fridge/freezer, living room and dining to the ground floor. Two bedrooms and a bathroom fitted with a contemporary suite are situated to the first floor. The property enjoys a wonderful open aspect to the rear, overlooking green space and the city beyond. A particular feature is the garden, extending across the rear and side of the property it enjoys a good degree of privacy and offers a pleasant seating area. Further features include a timber shed and a side gate providing pedestrian access. The property also enjoys the use of an allocated parking space and the use of a visitors car park.

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.

## LEASEHOLD INFORMATION

Length of Lease: 199 Years from 1st January 1959.

Annual Service Charge: £110 (Includes maintenance of communal areas and back field)

Annual Ground Rent: £5

Service Charge Review Period (Year/Month): TBC

Ground Rent Review Period (Year/Month): TBC

## LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1000 per calendar month, providing a gross rental yield of 4.8%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

## AGENTS NOTE

We hereby declare that the vendor of this property is related to a staff member of Naomi J Ryan Estate Agents.

## VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

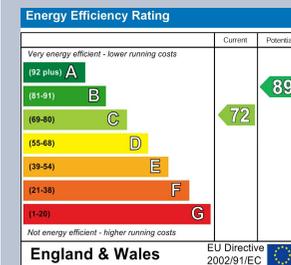


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## THINKING OF SELLING?

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



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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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