



naomi j ryan
estate agents



Flat - Second Floor



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Gas Central Heating



None



None



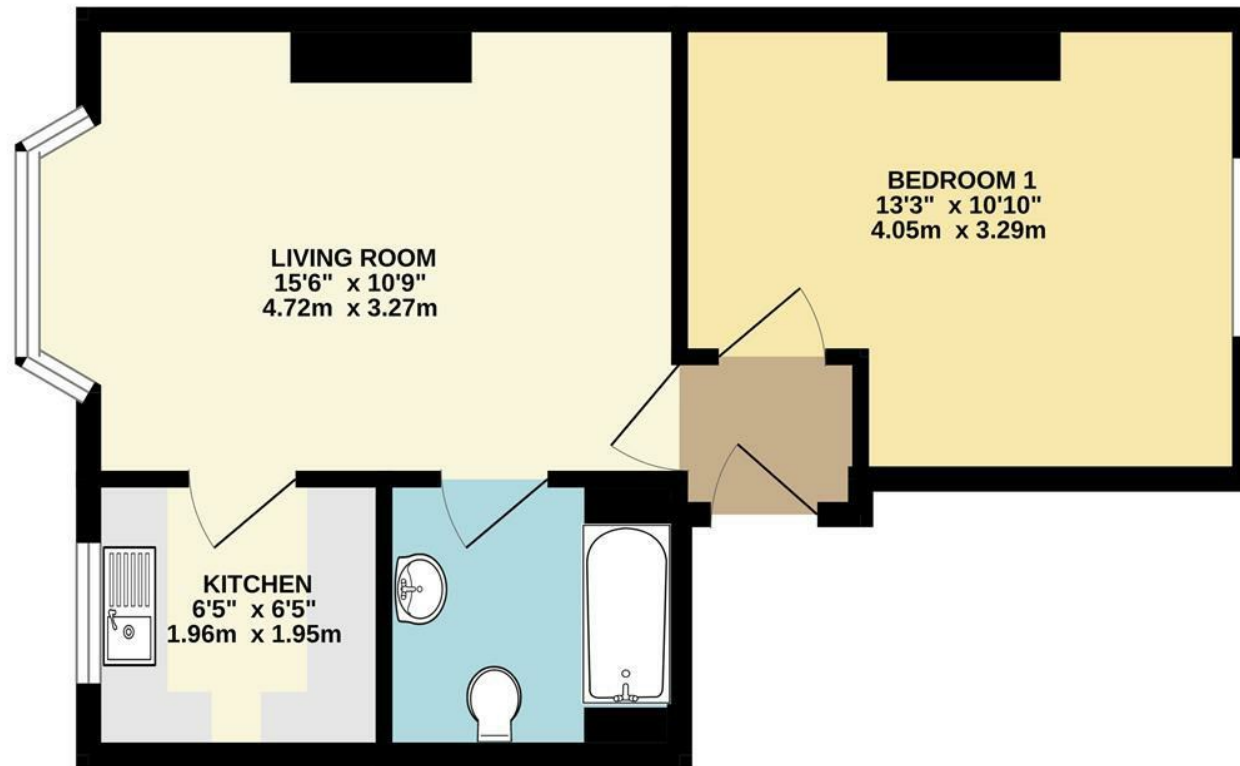
Council Tax Band: A

£115,000 Leasehold

Old Tiverton Road,
City Centre, Exeter, EX4 6LD

www.naomijryan.co.uk

OLD TIVERTON ROAD





SUMMARY

A one bedroom second floor flat requiring renovation and offered to the market for sale with no onward chain. Centrally located this property offers excellent access to a wide range of amenities including Exeter's vibrant City Centre, Historic Quayside, the newly opened leisure facilities at St Sidwell's Point and a variety of public transport links offering both local and regional travel.

The accommodation requires renovation through out and comprises in brief entrance hall, living room, double bedroom, bathroom and a kitchen.

Internal viewing is recommended.

LEASEHOLD INFORMATION

Length of Lease: 999 years from 1st June 1989 The sale includes 1/3 share of the freehold

Annual Service Charge: None

Annual Ground Rent: None

Service Charge Review Period (Year/Month): N/A

Ground Rent Review Period (Year/Month): N/A

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £775 (once refurbished) per calendar month, providing a gross rental yield of 8%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

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.



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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

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	60
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



BRITISH
PROPERTY
AWARDS

2022



GOLD WINNER

ESTATE AGENT
IN EXETER



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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