



naomi j ryan  
estate agents



First Floor Flat



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Gas Central Heating



Allocated Parking  
Space



Communal Gardens



Council Tax Band: B

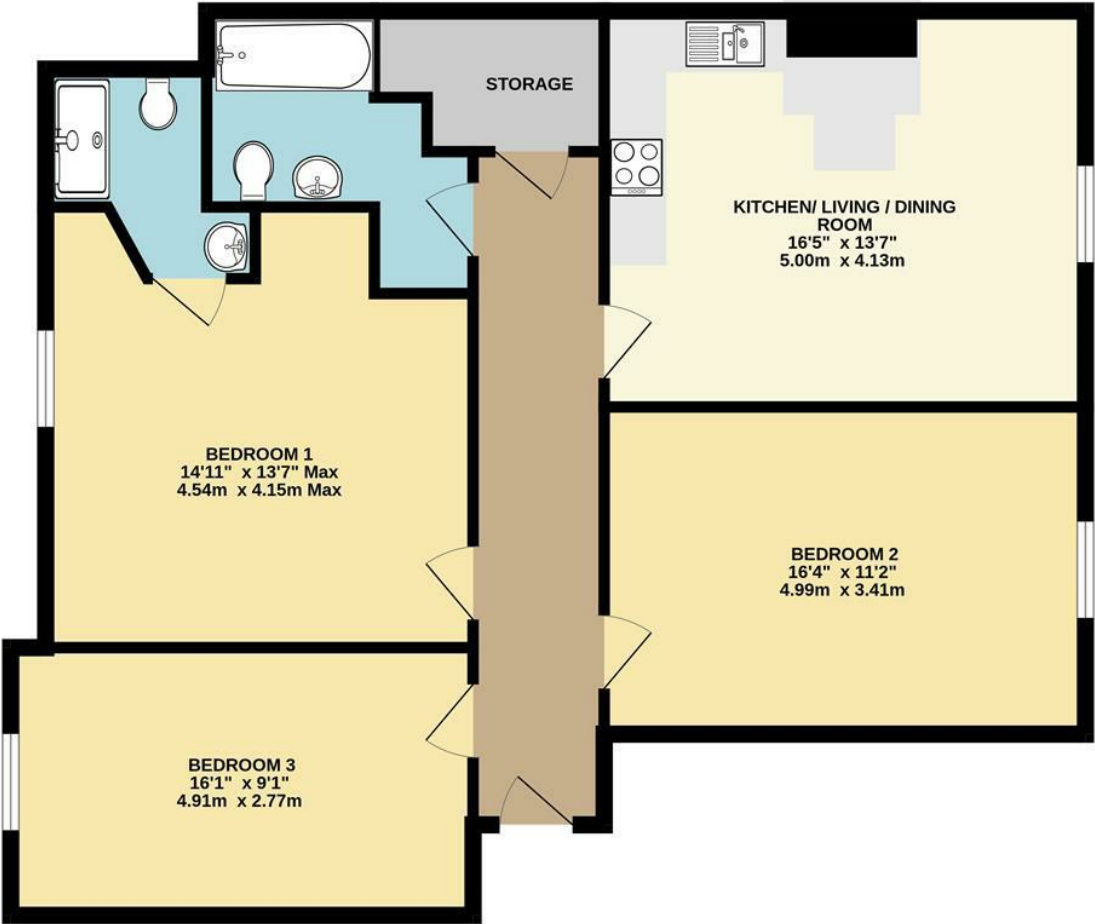
Guide: £270,000 Leasehold

7 Clystlands House, Fore Street,

Heavitree, Exeter, EX1 2QQ

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

FIRST FLOOR



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

An exceptionally spacious first-floor apartment with three double bedrooms, set within an attractive Grade II listed period building and offered for sale with no onward chain. Occupying a desirable position within mature, well-maintained grounds, the property benefits from access to communal gardens and an allocated parking space.

Ideally situated within walking distance of the Royal Devon & Exeter Hospital and City Centre, the apartment also enjoys convenient access to a wide range of local amenities, including shops, Waitrose supermarket, restaurants, banks, a doctor's surgery, and regular bus services into the City Centre, where an extensive range of shopping, leisure, and cultural facilities can be found.

The accommodation is accessed via an impressive communal entrance hall with stairs rising to the first floor. A welcoming hallway provides access to all rooms and includes a generous open-plan kitchen, living and dining area, enjoying pleasant views over the communal grounds to the rear. There are three well-proportioned double bedrooms, an en-suite shower room, as well as a separate modern bathroom. A useful storage cupboard is also located off the hallway.

Outside, residents can enjoy beautifully maintained communal gardens, an allocated parking space, and a bike store.

Early internal viewing is highly recommended.

### LEASEHOLD INFORMATION

Length of Lease: 999 years from 1 January 2005

Annual Service Charge: £2,440.80

Additional sinking fund contribution currently: £67.60 per month (due to finish Feb 2027)

Service Charge Review Period: Annually or determined by maintenance needs.

### MATERIAL INFORMATION

Construction notes: Stone & Brick.

Utilities: Mains gas, electricity, water, and 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>

### 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.



