

naomi j ryan
estate agents



First Floor Flat



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Allocated Parking
Space



Communal Garden



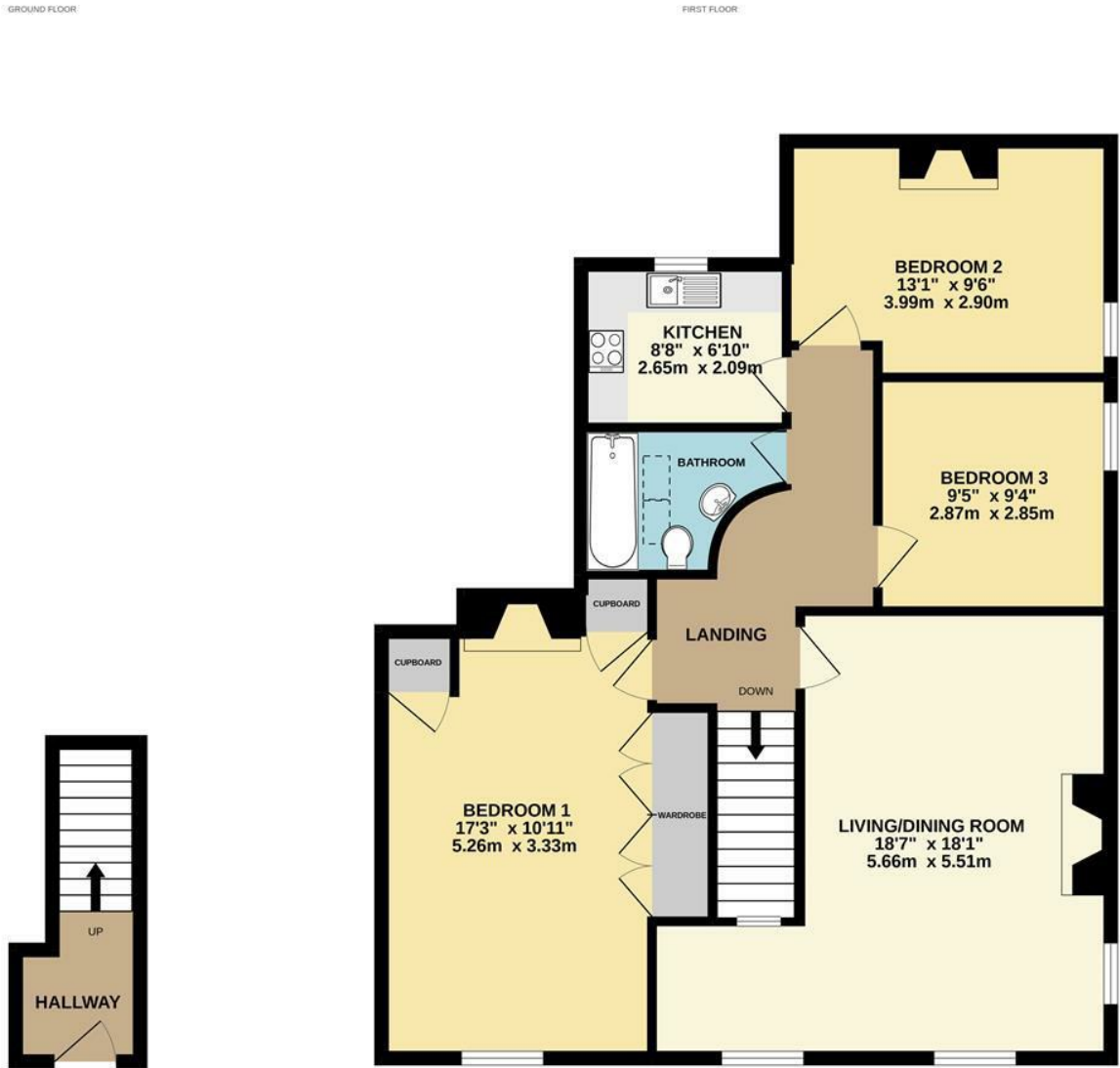
Council Tax Band: B

OIEO £240,000 Leasehold

Fore Street,

Heavitree, Exeter, Devon, EX1 2RN

www.naomijryan.co.uk



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 three double bedroom first-floor self-contained Grade II listed flat located in the heart of Heavitree with an allocated parking space. The property is conveniently located within walking distance of the RD&E Hospital and a wide range of a variety of amenities including shops, a Tesco Express, restaurants, banks, a doctor's surgery, and a regular bus service into the Cathedral City of Exeter with its wider range of facilities.

Offering light and spacious accommodation, and in need of cosmetic improvement throughout, the property comprises entrance hall with stairs up to the first floor landing with doors off to all rooms. The flat has a spacious living/dining room with outlook down Heavitree Fore Street, a separate kitchen, three double bedrooms, bathroom with feature skylight window, and gas central heating.

To the front of the property is a communal garden, laid to lawn and shared with the ground floor apartment. A gate provides pedestrian access to Fore Street and a short walk from the property and within Hansdon Lodge car park is an allocated parking space.

Early internal viewing is highly recommended and a 360 Virtual Viewing is available online.

LEASEHOLD INFORMATION

Length of lease: 999 Years from September 2000.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,100 per calendar month, providing a gross rental yield of 5.2%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents. Please remember to bring hand sanitiser to use and a face covering to wear during your viewing.

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view 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



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2021



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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