

naomi j ryan
estate agents



Maisonette



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



No Parking



Balcony



Council Tax Band: B

£190,000 Leasehold

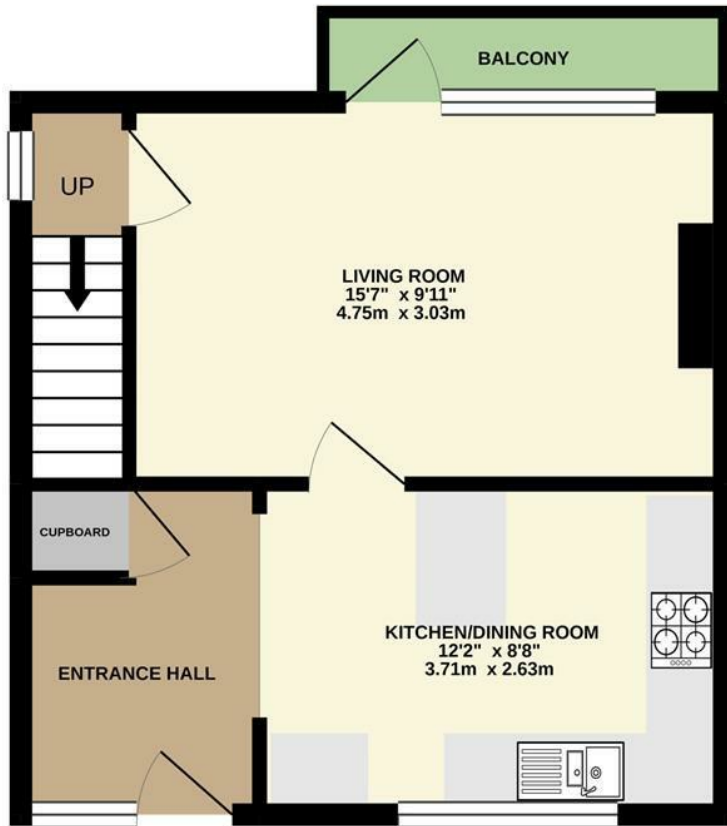


Okehampton Street,

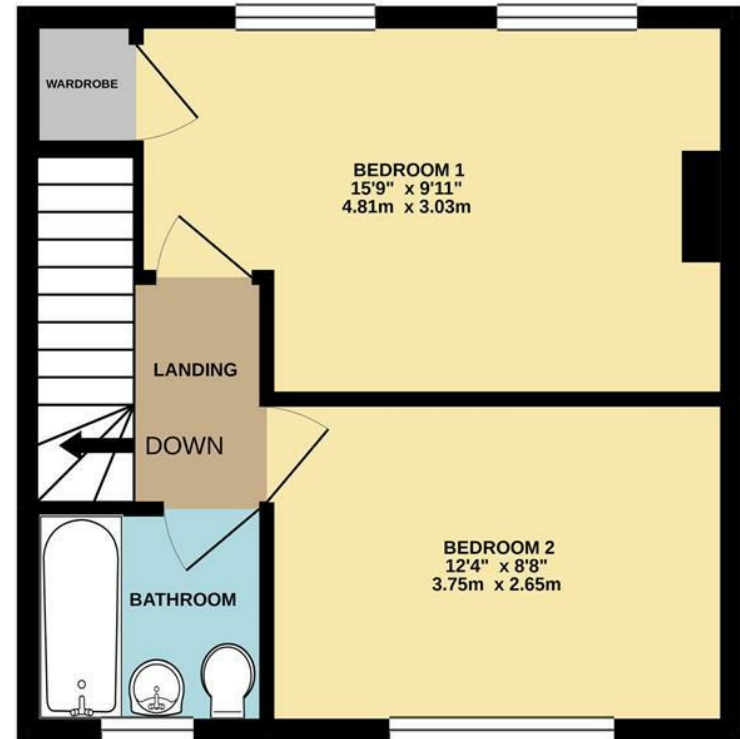
St Thomas, Exeter, Devon, EX4 1DR

www.naomijryan.co.uk

SECOND FLOOR



THIRD FLOOR





SUMMARY

A well-presented second and third-floor maisonette with superb views across the River Exe with Exeter Cathedral in the distance. Being sold with no onward chain, the property offers excellent access to local amenities and the City Centre.

The property offers light and spacious accommodation comprising a communal staircase up to the second floor and then an open walkway with a self-contained entrance. The maisonette comprises a spacious entrance area which is open plan to the modern kitchen/dining room, living room with superb river views, and direct access to the balcony. Stairs lead up to the landing where the two double bedrooms and bathroom are accessible.

Viewing is highly recommended and a 360 Virtual Viewing is available online.

LEASEHOLD INFORMATION

Length of lease: The seller has advised that there is 91 years remaining.

Service Charge: £109.54 per quarter / Total £438.16 per annum (1st June 2022 until 31st May 2023).

Insurance Charge: £31.52 per quarter / Total £126.08

Ground Rent: £10 per annum (covering the period 1st April 2022 to 31st March 2023)

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £800 per calendar month, providing a gross rental yield of 5%. 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.



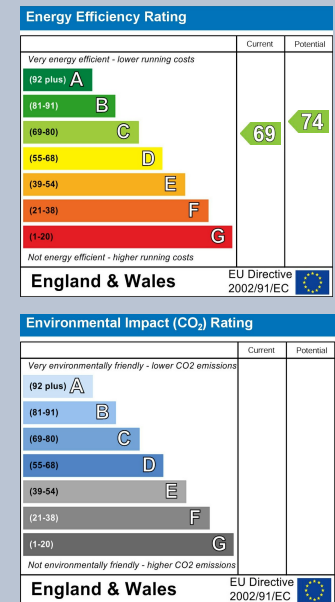
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THINKING OF SELLING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
enquiries@naomijryan.co.uk



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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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