



naomi j ryan
estate agents



Second Floor Flat



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Gas Central Heating



On Street Permit
Parking



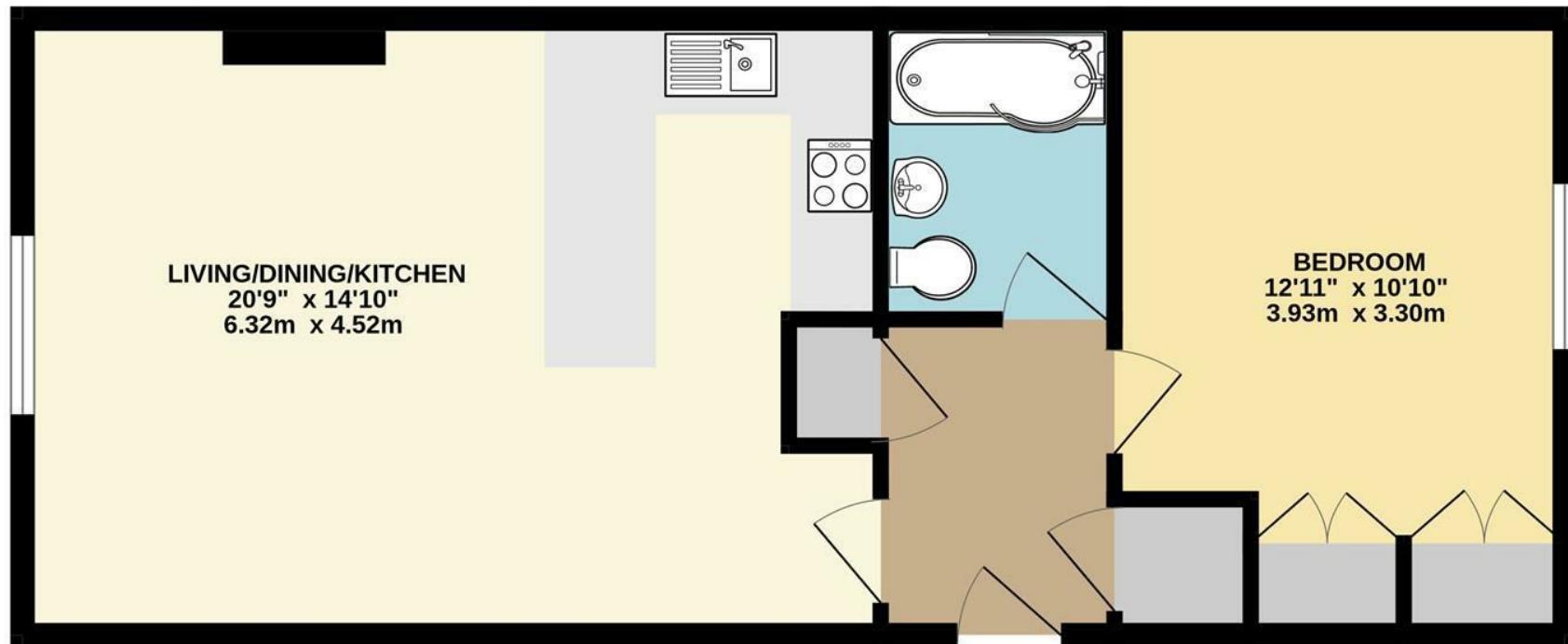
Communal Gardens & Council Tax Band: A
Bike Store



£200,000 Leasehold

49 Polsloe Road,
, Exeter, Devon, EX1 2DS

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 one-bedroom second-floor apartment well placed for access to the City Centre, RD&E Hospital, and Waitrose supermarket. Magdalen Road, with its wide range of independent shops, restaurants, and traders, is also within easy reach. The property has delightful views to the rear across Exeter towards countryside in the distance.

The property is well presented throughout and comprises a communal entrance hall with stairs up to the second floor. Private entrance hall, open plan living/dining room with fitted kitchen, and a pleasant outlook to the front. The flat has a good size double bedroom with two built-in wardrobes and there is a modern bathroom with a shower over the bath. Accessed from the communal staircase is a private store cupboard that provides useful storage space and houses the gas-fired boiler.

Outside the communal grounds are exceptionally well maintained and include a rear garden that enjoys a good degree of sunshine and a secure bike store.

Early internal viewing is highly recommended.

LEASEHOLD INFORMATION

Length of Lease: 125 years from 30 September 2005

Annual Service Charge: £1,200

Annual Ground Rent: Nil.

Service Charge Review Period (Year/Month): to be confirmed.

Ground Rent Review Period (Year/Month): to be confirmed.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £895 per calendar month, providing a gross rental yield of 5.3%. 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.





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

