



naomi j ryan  
estate agents



House - Terraced



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Gas Central Heating



Allocated Parking  
Space



Private Garden



Council Tax Band: B

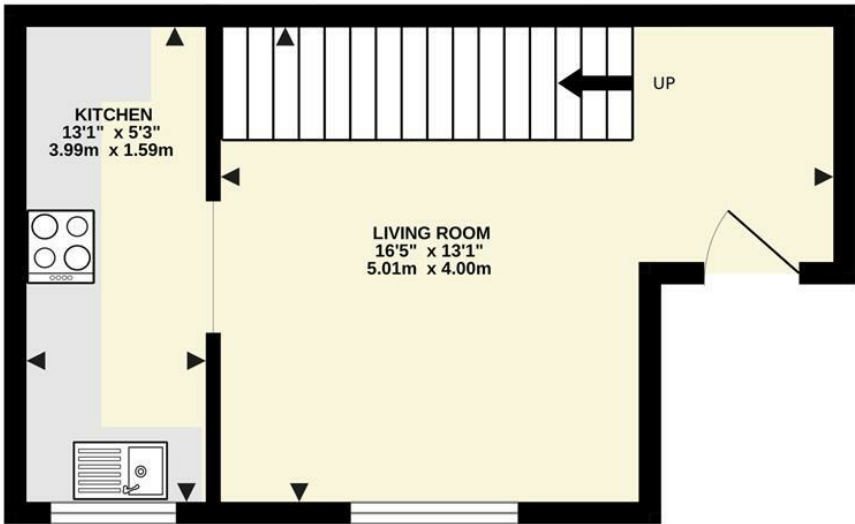
£182,000 Freehold

Ashleigh,

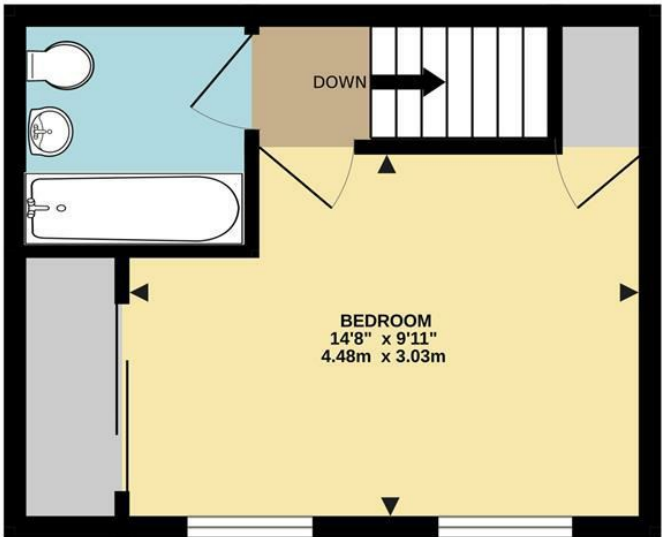
Alphington, Exeter, Devon, EX2 8YU

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

GROUND FLOOR



1ST 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

A fantastic opportunity to acquire this modern and well presented one bedroom house situated within the popular and well regarded residential area of Alphington. Offered to the market sale with no onward chain, this property represents an excellent opportunity for an investment purchaser or first time buyer. The property offers convenient access to a range of local amenities such as a doctors surgery, regular bus service, public house and a convenience store. It is also well placed to access to the major road network surrounding the city as well as central Exeter.

The property offers light and spacious accommodation that was refurbished throughout by the current owners in 2017. In brief the accommodation comprises, living room with stairs rising to the first floor, contemporary kitchen, double bedroom with fitted wardrobe and a bathroom. Outside the property boasts two areas of garden, one of which provides access to the property and the other is located via a walkway from the communal car park. The front garden comprises decorative stone chippings and an area of decking which offers a pleasant seating area. The rear garden is larger and is predominantly laid to decorative stone chippings and an area of decking. A garden shed offers storage. An allocated parking space for the property is located in the communal car park.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing.

## LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £850 per calendar month, providing a gross rental yield of 5.6%. 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.



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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](mailto:enquiries@naomijryan.co.uk)

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	92
(81-91) B	76
(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



BRITISH  
PROPERTY  
AWARDS

2022  
★★★★★

**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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