



naomi j ryan  
estate agents



Flat - First Floor



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



On Street



Private Rear Garden



Council Tax Band: B

£220,000 Leasehold

Pinhoe Road,

Mount Pleasant, Exeter, Devon, EX4 7HL

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

GROUND FLOOR



## SUMMARY

A fantastic opportunity to acquire this centrally located and extensively refurbished first floor apartment. Offered to the market with no onward chain this property enjoys a highly convenient location with easy access to the City Centre, a regular bus service and Polsloe Bridge Train Station.

The accommodation has been refurbished by the existing owner to include a brand new kitchen and bathroom, subfloor and above floor soundproofing, new carpets, vinyl flooring and redecoration. The apartment has an incredibly spacious feel throughout and also enjoys ample storage positioned throughout the accommodation. In brief the accommodation comprises communal entrance hall with private door and stairs rising to the first floor. The hallway then provides access to all rooms to include, living room with feature bay window, two bedrooms, contemporary bathroom and kitchen fitted with a modern range of units. The property also enjoys the use of a private garden, accessed from the kitchen via a flight of steps. The garden is predominantly laid to decorative stone chippings and offers a pleasant seating area. A rear gate provides pedestrian access via a service alley.

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

### LEASEHOLD INFORMATION

Length of Lease: 999 years from 2008. Freehold for the building to be included within the sale.  
Annual Service Charge: None. Buildings Insurance is split 50/50 between the two apartments in the building.  
Annual Ground Rent: None.  
Service Charge Review Period (Year/Month): N/A  
Ground Rent Review Period (Year/Month): N/A

### LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1000 per calendar month, providing a gross rental yield of 5.4%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

### 360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

### 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.



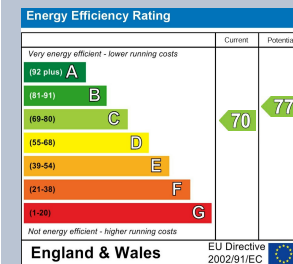
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## THINKING OF SELLING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)



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.

18 southernhay west, exeter, ex1 1pj  
t&f . 01392 215283  
e . [enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)  
[www.naomijryan.co.uk](http://www.naomijryan.co.uk)  
company registration number 6693899