



naomi j ryan
estate agents



First Floor Flat



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Gas Central Heating



Allocated Parking
Space



Balcony



Council Tax Band: A

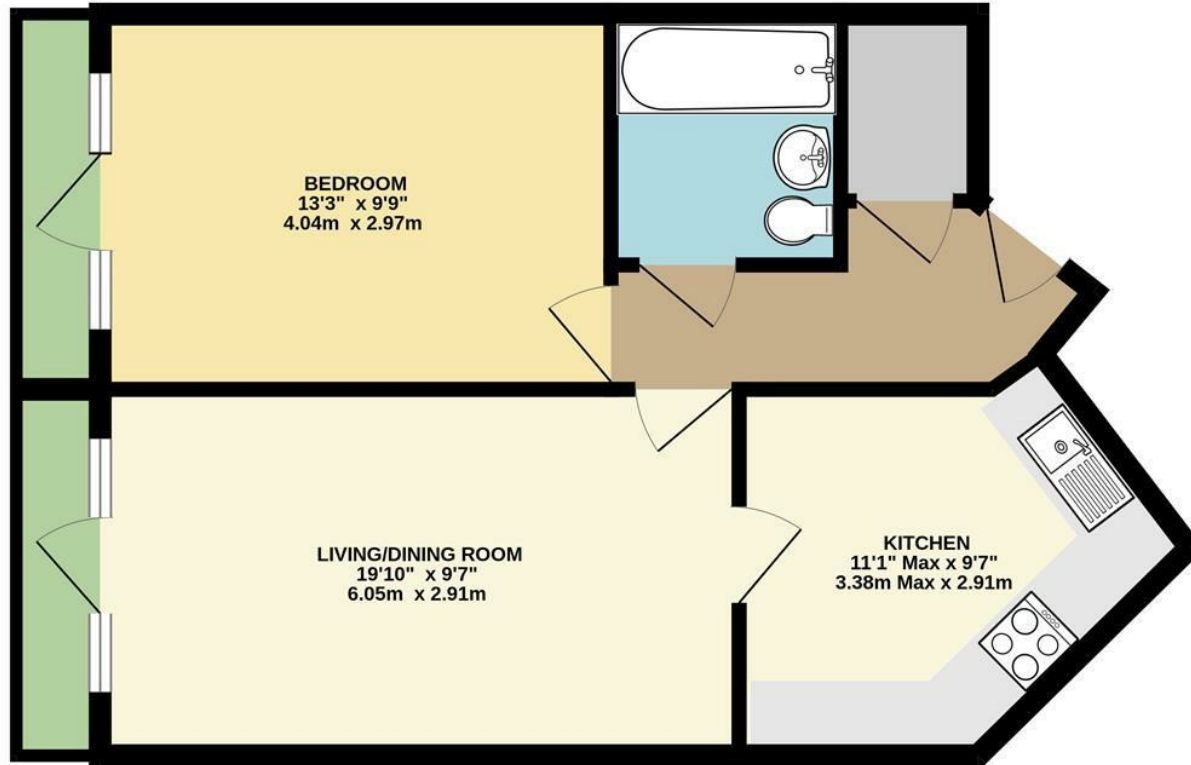
£150,000 Leasehold

9 Powhay Mills, Tudor Street,

Exeter, EX4 3BT

www.naomijryan.co.uk

FIRST 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 generous one-bedroom first-floor apartment with a balcony and an allocated parking space, offered for sale with no onward chain. Ideally situated, the property is within easy reach of the City Centre, riverside walks, the Historic Quayside, and St David's Train Station.

The accommodation is accessed via a communal entrance hall with both stair and lift access to the first floor, leading to a shared hallway serving just one other apartment. Internally, the flat comprises an entrance hall with a useful storage cupboard, a spacious living/dining room with direct access to the balcony and a pleasant tree-lined outlook, a separate kitchen, a double bedroom also benefiting from balcony access, and a bathroom.

Externally, residents have use of a communal bin store and bike racks. The property also includes one allocated parking space.

Currently let at £675 per calendar month, the apartment is available either as an ongoing investment or with vacant possession upon completion.

LEASEHOLD INFORMATION

Length of Lease: 125 years from 1 January 2008.

Annual Service Charge: £1,982.64

Annual Ground Rent: £300 per annum.

Service Charge Review Period (Year/Month): Awaiting information.

Ground Rent Review Period (Year/Month): Awaiting information.

MATERIAL INFORMATION

Construction notes: Awaiting information.

Utilities: Awaiting information.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

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.





BRITISH PROPERTY AWARDS

2021
★★★★★
GOLD WINNER

ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS

2022
★★★★★
GOLD WINNER

ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS

2023
★★★★★
GOLD WINNER

ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS

2024
★★★★★
GOLD WINNER

ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS

2025
★★★★★
GOLD WINNER

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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.

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			
		81	81
England & Wales		EU Directive 2002/91/EC	

18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283
e . enquiries@naomijryan.co.uk
www.naomijryan.co.uk
company registration number 6693899