



naomi j ryan
estate agents



Flat - First Floor



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



On Street



Private Garden



Council Tax Band: A

£144,000 Leasehold

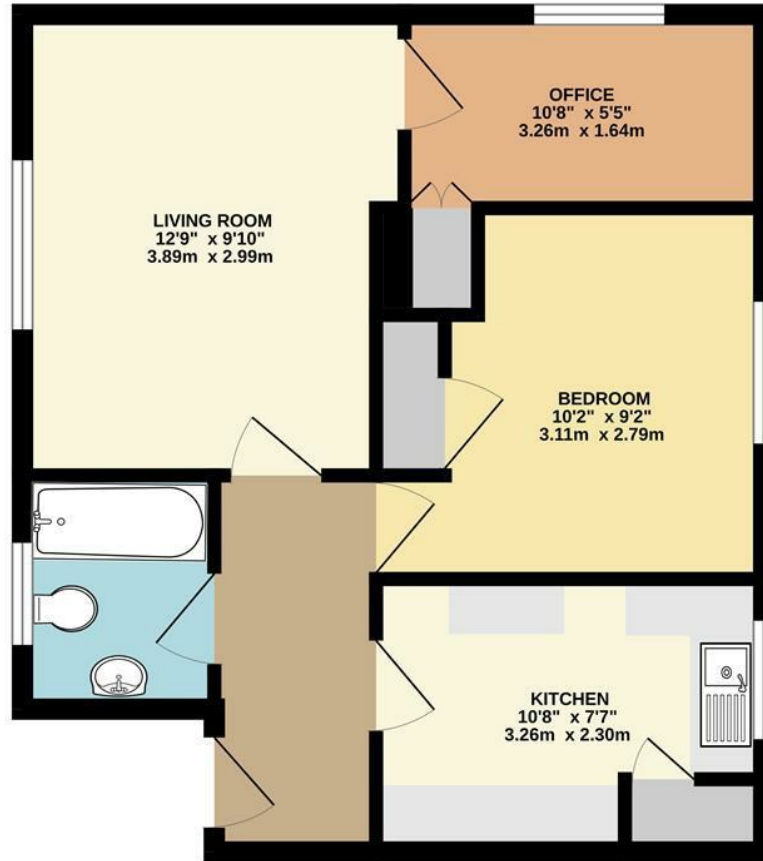


Modred Close,

Beacon Heath, Exeter, EX4 9AQ

www.naomijryan.co.uk

MODRED CLOSE



SUMMARY

** MOTIVATED SELLER**

A spacious and well presented first floor two bedroom apartment enjoying an elevated position with views across the city and a generous area of private garden. The property offers convenient access to local amenities including a regular bus service, a local convenience store as well as Morrisons Supermarket and Northbrook Swimming Pool.

The accommodation is light and spacious throughout comprising in brief entrance hall, living room, kitchen, double bedroom, bathroom and a small single bedroom/office. Outside the property enjoys a generous area of private garden laid predominantly to grass. A brick built shed provides external storage.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

360 VIRTUAL TOUR

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

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £750 per calendar month, providing a gross rental yield of 6.25%. 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.

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.

LEASEHOLD INFORMATION

Length of Lease: 125 Years from October 2000 (102 Years remaining)

Annual Service Charge: £617.64

Annual Ground Rent: £10

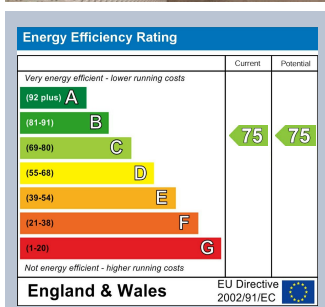
Service Charge Review Period: January-April Yearly

Ground Rent Review Period: January-April Yearly



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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.

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