



naomi j ryan  
estate agents



Flat - First Floor



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Gas Central Heating



Residents Parking



Communal Drying Area



Council Tax Band: A

£130,000 Leasehold

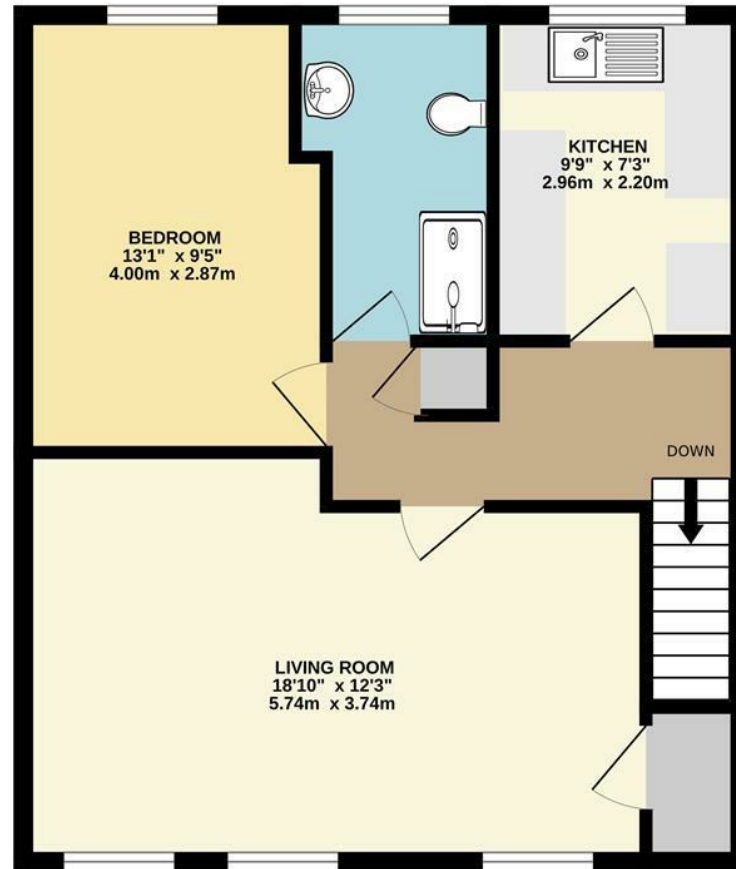
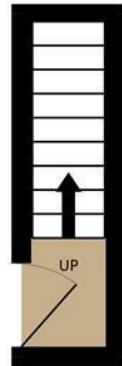


Chestnut Avenue,  
Wonford, Exeter, EX2 6DH

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

GROUND FLOOR

FIRST FLOOR



## SUMMARY

A light and spacious first floor apartment with a private entrance, residents parking and access to a communal drying area offered to the market for sale with no onward chain. The property is well positioned for access to local amenities, Ludwell Valley Park and a Lidl store. The Royal Devon & Exeter Hospital is within easy reach as is a regular bus service.

The accommodation comprises in brief, private entrance with stairs rising to the first floor and landing, living room with generous storage cupboard, double bedroom, wet room and a kitchen. To the rear of the building is a residents car park and a communal drying area.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale with no onward chain and highly recommend internal viewing to fully appreciate all it has to offer.

## LEASEHOLD INFORMATION

Length of Lease: 125 years from 18th April 1988  
Service Charge: £141.83 per quarter  
Annual Ground Rent: £10  
Service Charge Review Period (Year/Month): TBC  
Ground Rent Review Period (Year/Month): TBC

## LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £750 per calendar month (when refurbished), providing a gross rental yield of 6.5%. 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 website.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(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	



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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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