



naomi j ryan  
estate agents



Second Floor Flat



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Permit Parking



Communal Grounds



Council Tax Band: B

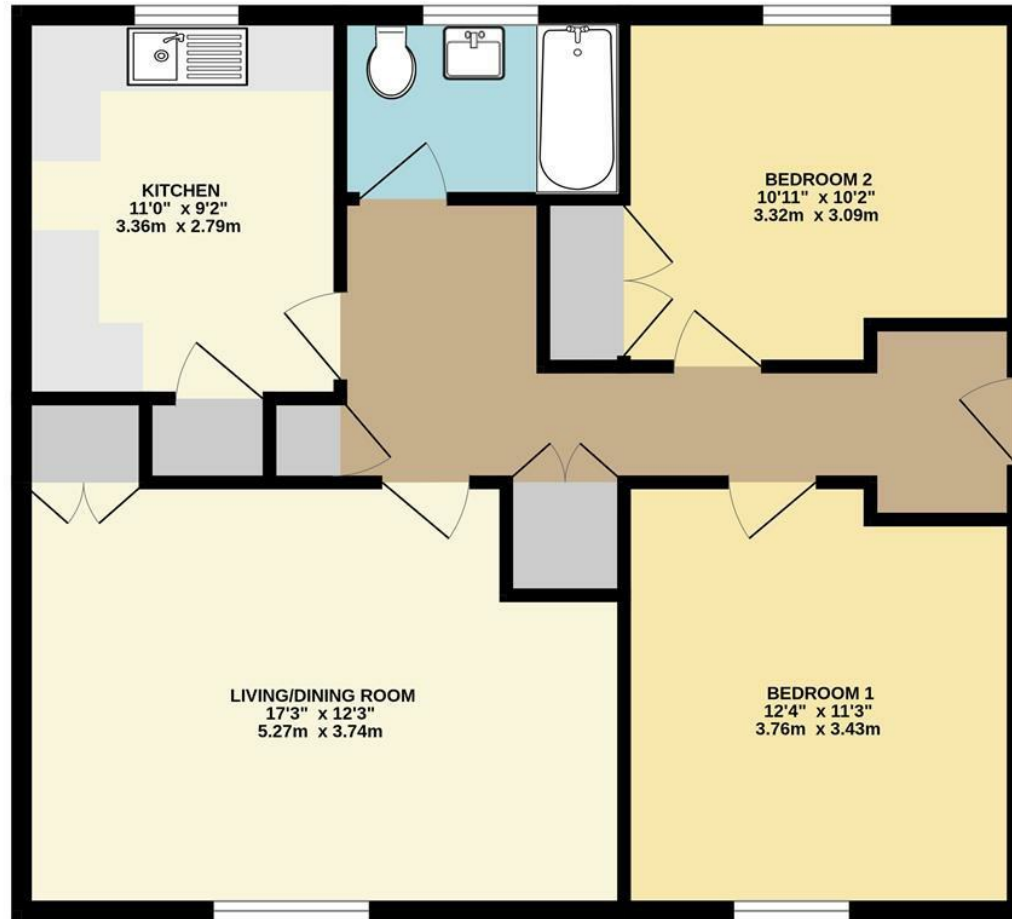
£195,000 Leasehold

1B St. Matthews Close,

Newtown, Exeter, EX1 2EX

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

SECOND FLOOR



## SUMMARY

A spacious and well-presented second-floor flat situated within the popular residential area of Newtown. The property occupies a highly convenient position and is within easy reach of local amenities, the City Centre, and the Royal Devon & Exeter Hospital.

The well-presented accommodation comprises a communal entrance with stairs up to the second floor, entrance hall, a light and spacious living room with pleasant views across the surrounding area, modern kitchen, two double bedrooms, and a modern bathroom.

Outside are communal grounds and permit parking spaces (subject to availability)

Early internal viewing is highly recommended.

## LEASEHOLD INFORMATION

Length of Lease: 125 years commencing on 3 June 2019

Annual Service Charge: £160 every 3 months

Annual Ground Rent: £10 a year

Service Charge Review Period (Year/Month): Every January

Ground Rent Review Period (Year/Month): Every January

## MATERIAL INFORMATION

Construction notes: Cavity Wall

Utilities: Mains water, gas, electricity, and drainage.

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>

## 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.

## LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1100 per calendar month, providing a gross rental yield of 6.8%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	78
(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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