



naomi j ryan
estate agents



First Floor Flat



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Electric Heating



Allocated Parking



Front Garden



Council Tax Band: B

£150,000 Leasehold

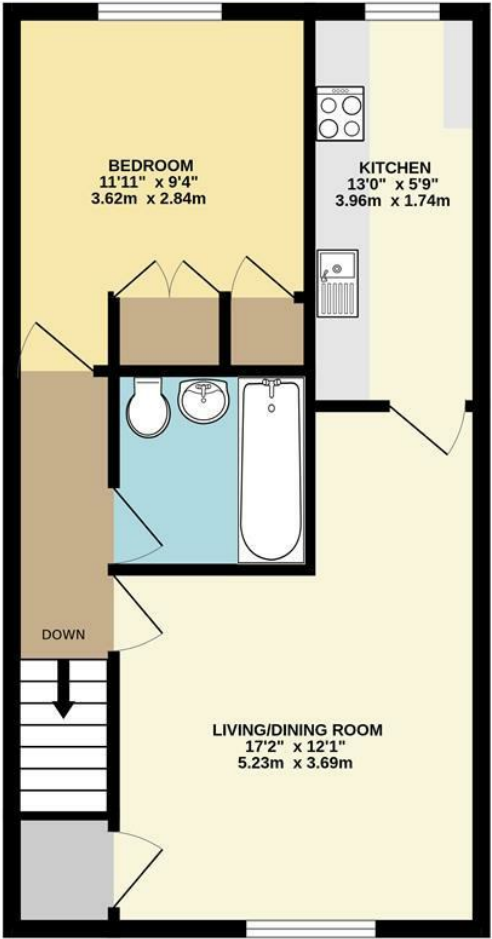
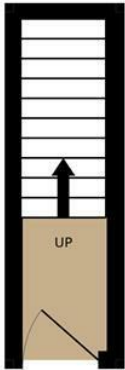
112 Corn Mill Crescent,

Alphington, Exeter, EX2 8TP

www.naomijryan.co.uk

GROUND FLOOR

1ST 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 spacious and well-presented one-bedroom first-floor flat situated in this popular residential area. The flat is being sold with no onward chain and occupies a highly popular residential location on the southwest outskirts of the city, conveniently positioned within reach of a wide range of facilities including doctors surgery, post office, pharmacy, public houses and a convenience store. A regular bus service provides access to the City Centre.

The property comprises a self-contained entrance with a hallway leading up to the first-floor landing, spacious living/dining room with a window to the front aspect and a useful overstairs storage cupboard, modern kitchen, double bedroom with fitted wardrobes, and a bathroom.

To the front of the property is a small area of garden, laid to lawn and with a useful store cupboard. An allocated parking space is located a short walk from the property.

Early internal viewing is highly recommended.

LEASEHOLD INFORMATION

Length of Lease: 999 years from 1 January 1980

Annual Service Charge: No service charge.

Annual Ground Rent: No ground rent. The lease provides for a peppercorn ground rent.

Service Charge Review Period (Year/Month): Not applicable.

Ground Rent Review Period (Year/Month): Not applicable.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £825 per calendar month, providing a gross rental yield of 6.18%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

MATERIAL INFORMATION

Construction notes: Brick construction.

Utilities: Mains electricity, water, 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>

AGENTS NOTE

The property is being sold with no onward chain.

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.



