



naomi j ryan
estate agents



First Floor Flat



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Gas Central Heating



2 Allocated Spaces



No Garden



Council Tax Band: B

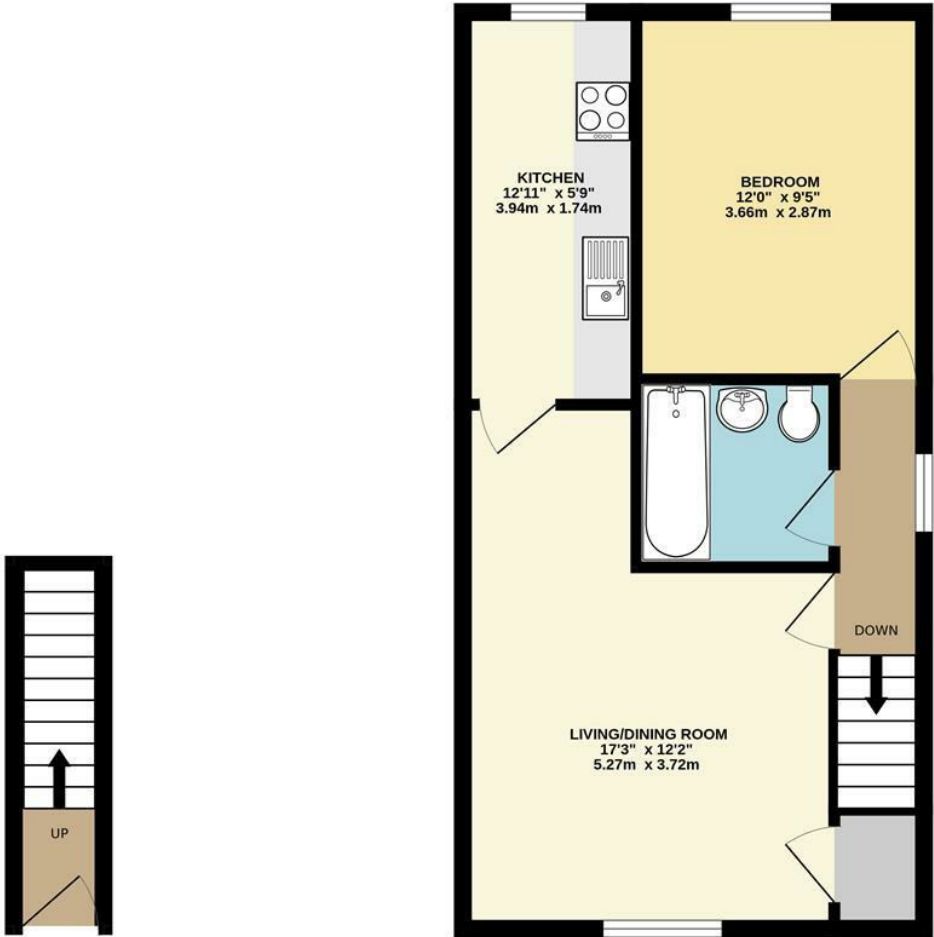
£155,000 Leasehold

30 Corn Mill Crescent,
Alphington, Exeter, Devon, EX2 8TW

www.naomijryan.co.uk

GROUND FLOOR

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

This modern and well-presented one-bedroom first-floor flat is being sold with no onward chain and is situated in this popular residential area. Located in a highly popular residential location on the southwest outskirts of the city, the flat is conveniently positioned within reach of a wide range of facilities including a doctor's surgery, a post office, a pharmacy, public houses and a convenience store. A regular bus service provides access to the City Centre, and there are good transport links for the M5 and A30.

The property comprises a self-contained entrance with a hallway leading up to the first-floor landing, a spacious living/dining room with a window to the front aspect and a useful overstairs storage cupboard, a modern white hi-gloss kitchen, a double bedroom with fitted wardrobes, and a bathroom. There is a useful boarded loft space (with pull-down ladder) with light, housing the gas-fired boiler.

Two allocated parking spaces are 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: Peppercorn ground rent.

Service Charge Review Period (Year/Month): N/A

Ground Rent Review Period (Year/Month): N/A

MATERIAL INFORMATION

Construction notes: Brick construction.

Utilities: Mains electricity, water, drainage, gas, and telephone. Current broadband provider: unknown.

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>

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £695 per calendar month, providing a gross rental yield of 5.38%. 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.



