



naomi j ryan
estate agents



Bungalow



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Electric Heating



Allocated Space



Enclosed Rear Garden



Council Tax Band: B

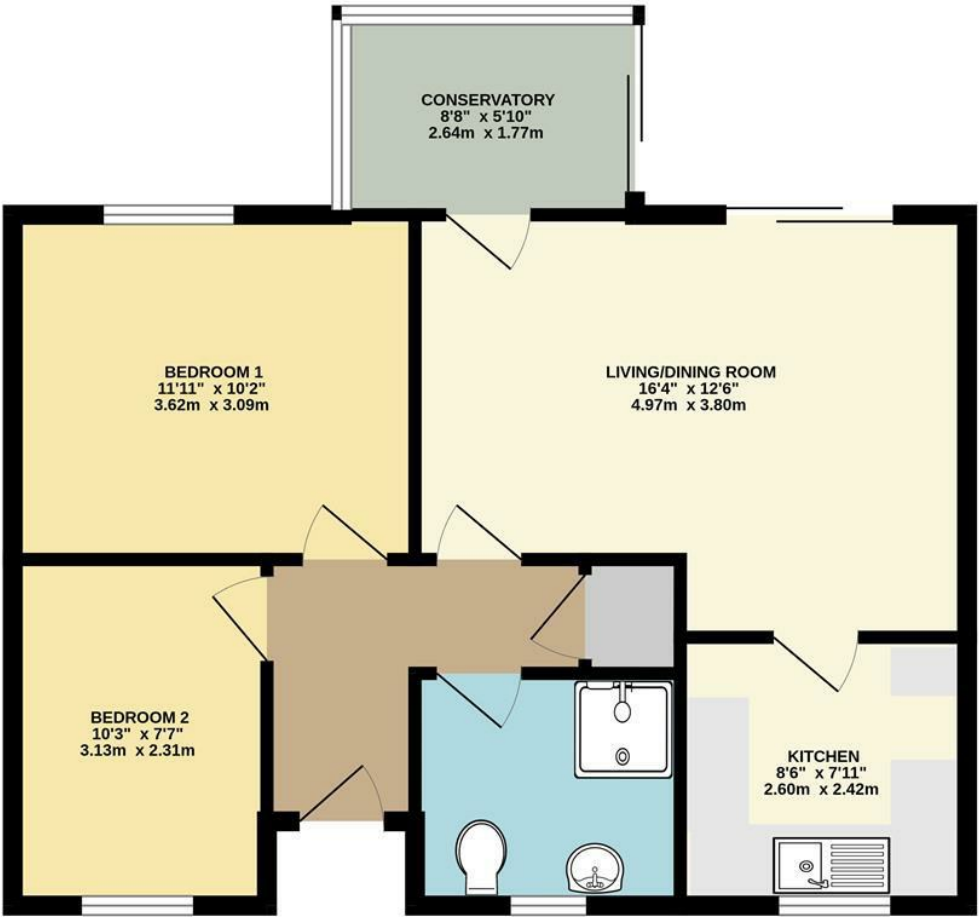
£285,000 Freehold

57 The Maltings Church Street,

Heavitree, Exeter, EX2 5EJ

www.naomijryan.co.uk

GROUND 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 superb two-bedroom retirement bungalow, located within The Maltings, offering excellent access to local amenities on Heavitree Fore Street. The property is being sold with no onward chain and is located at the end of a no-through road has the added benefit of a private allocated parking space. Facilities within The Maltings include a residents' lounge, laundry, and communal gardens.

Offering spacious accommodation throughout, the property is well-presented and comprises entrance hall, living/dining room with patio doors out to the private rear garden, conservatory, separate kitchen, two good-sized bedrooms and a walk-in shower/wet room.

Outside is a delightful enclosed rear garden for the private use of the property. The garden is laid to lawn with raised borders, planted with a variety of seasonal plants. A paved patio area provides a pleasant seating area, and a gate provides access to the front of the bungalow. An allocated parking space is located a short walk from the property.

Early internal viewing is highly recommended.

AGENTS NOTE

The property is being sold with no onward chain.

There is a Management and Service Charge payable of £1,941 per annum.

MATERIAL INFORMATION

Construction notes: Traditional construction.

Utilities: Mains water, 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>

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

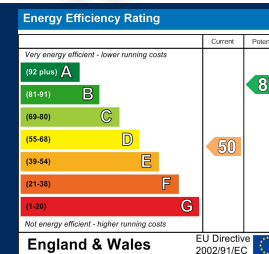
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





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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