



naomi j ryan
estate agents



Ground Floor Flat



Bedrooms: 2



Bathrooms: 2



Receptions: 1



Gas Central Heating



Garage



Communal Grounds



Council Tax Band: B

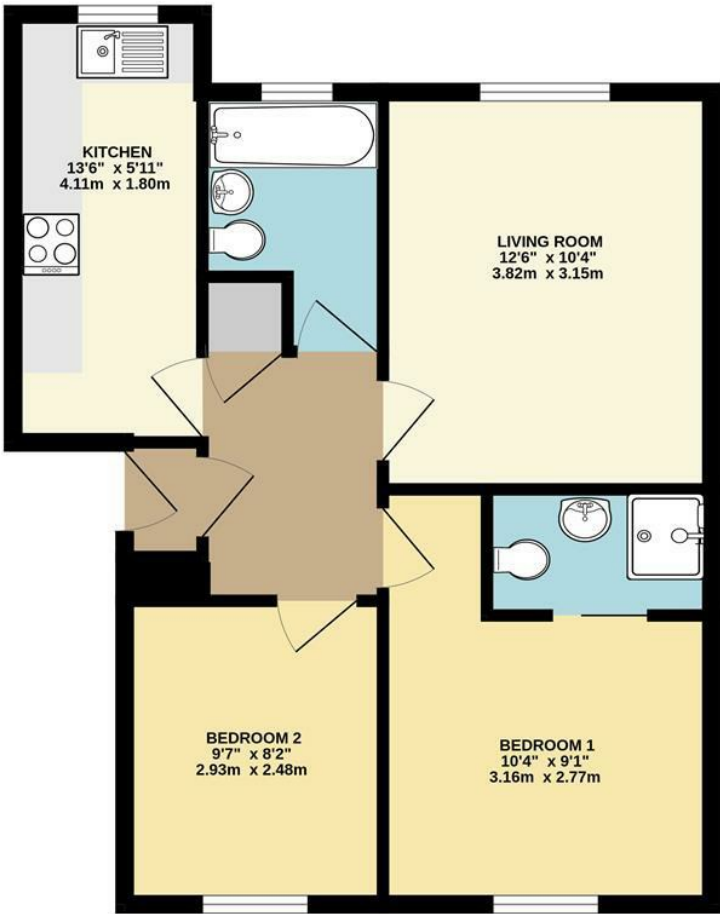
£175,000 Leasehold

42 Lewis Crescent,

Clyst Heath, Exeter, EX2 7TD

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 spacious and well-presented two-bedroom ground-floor flat with single garage, being sold with no onward chain.

Clyst Heath is a popular modern development on the Eastern outskirts of the city offering excellent access to major link roads surrounding the city, including the M5 motorway, A38/380, A30, and a good range of local facilities including Digby & Sowton Railway Station, and the popular Park and Ride service both of which connect to the City Centre.

The property is approached via a set of steps up to the communal front door to the building and then step access down to ground floor. The accommodation comprises entrance hall, spacious living room, modern kitchen, two double bedrooms, ensuite shower room, and a bathroom.

The property has a single garage (third from the left hand side), located in a block to the front of the property.

Early internal viewing is highly recommended.

LEASEHOLD INFORMATION

Length of Lease: 999 years from 1 October 1997.

Annual Service Charge: £2,000 per annum.

Annual Ground Rent: £165 per annum.

Service Charge Review Period (Year/Month): Awaiting information.

Ground Rent Review Period (Year/Month): Awaiting information.

AGENTS NOTE

The property is being sold with no onward chain.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

MATERIAL INFORMATION

Construction notes: Brick construction.

Utilities: Mains water, electricity, gas, 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>



