



naomi j ryan
estate agents



First Floor Flat



Bedrooms: 2



Bathrooms: 2



Receptions: 1



District Heating



Allocated Space



Balcony
& Communal Gardens



Council Tax Band: B

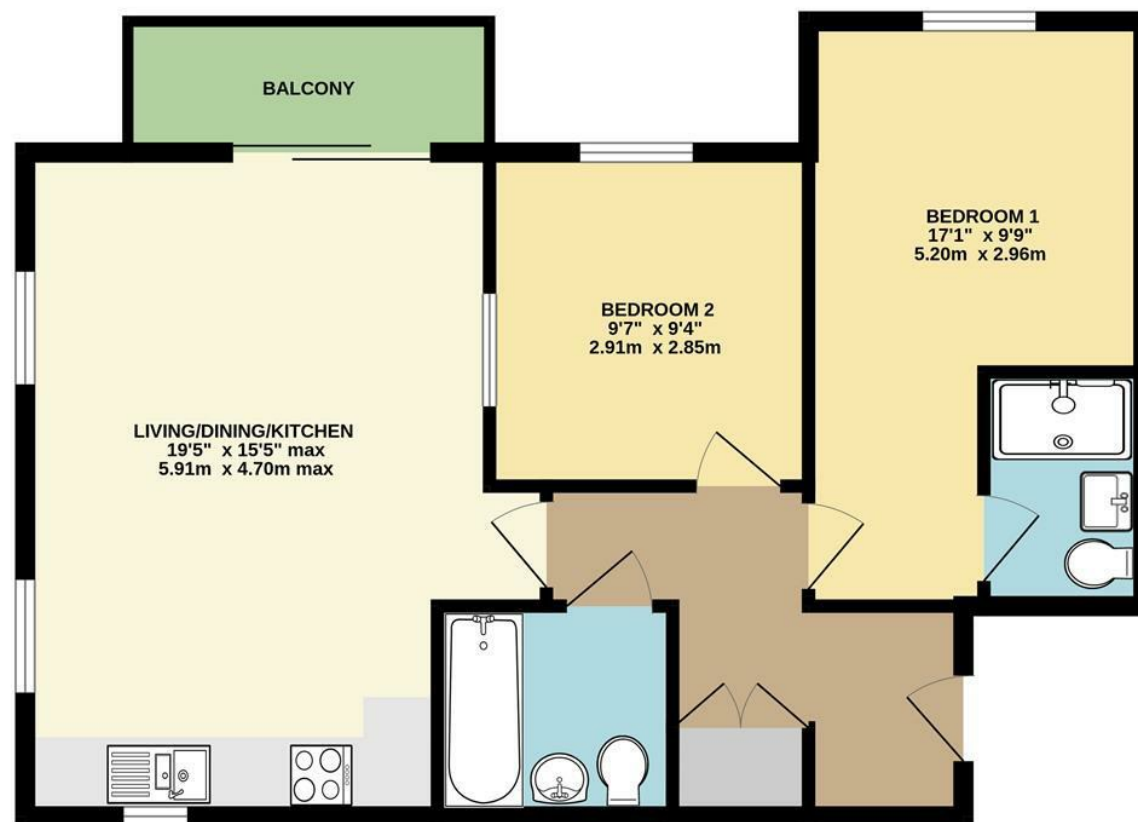
£205,000 Leasehold

41 Cobley Court,

Pinhoe, Exeter, EX4 8GB

www.naomijryan.co.uk

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

A superb two-bedroom first-floor apartment offering light and spacious accommodation throughout. The property is in an excellent position for access to local amenities including Sainsbury's, Lidl, and Aldi supermarkets, The Pinhoe Hoard Pub, and good transport links both in and out of the City. Well-regarded primary and secondary schools are located nearby, as are the wide range of amenities that Pinhoe Village has to offer.

The apartment has a light and spacious feel throughout with accommodation comprising entrance hall, triple-aspect and open-plan living/dining room with a modern fitted kitchen and access to the balcony. From the balcony is an open view over the surrounding area. There are two good-sized double bedrooms, one with an ensuite shower room. A separate bathroom is accessed off the hallway.

Outside is a well-maintained communal garden and communal facilities, including separate bike and bin stores.

The property has one allocated parking space, located to the side of the building.

Early internal viewing is highly recommended.

LEASEHOLD INFORMATION

Length of Lease: 125 years from and including 1 January 2018

Service Charge: £128 per month.

Annual Ground Rent: £252 per year.

Service Charge Review Period: Awaiting information.

Ground Rent Review Period: Ground rent review is every 5 years with RPI index.

There is an Estate Fee of £186 payable yearly.

MATERIAL INFORMATION

Construction notes: Brick

Heating: District Heating

Utilities: Mains Electricity, Water & 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(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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