



naomi j ryan
estate agents



Maisonette



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



On Street Parking



Separate Garden



Council Tax Band: B

£199,950 Leasehold

124 Mincinglake Road,

Stoke Hill, Exeter, EX4 7DU

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

A spacious self-contained first-floor maisonette with two double bedrooms, in need of modernisation throughout and being sold with no onward chain. The property has excellent access to a range of local amenities. Stoke Hill Infant & Junior School is within walking distance, as is a local corner shop, takeaway and bus stop offering a regular service. The property provides convenient access to the University of Exeter's Streatham campus and the City Centre.

The accommodation comprises entrance hall with storage cupboard and stairs up to the first-floor landing, a dual-aspect living/dining room, separate kitchen, covered and enclosed former balcony, two double bedrooms, and a bathroom.

There is an enclosed area of garden for the private use of the property, accessed via a communal walkway and via a brick-built storage shed (also for the private use of the property). The garden is laid to lawn and bordered by mature hedges. To the front of the property is a section of garden laid to lawn and bordered with shrubs.

Early internal viewing is highly recommended.

LEASEHOLD INFORMATION

Length of Lease: 125 years from 12 August 2002

Annual Service Charge: £360 per annum, paid quarterly.

Annual Ground Rent: Awaiting information.

Service Charge Review Period (Year/Month): September 2025

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

MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains water, electricity, drainage, and gas.

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.



