



naomi j ryan
estate agents



Maisonette



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Gas Central Heating



Residents Parking



Communal Garden



Council Tax Band: D

Offers Over: £400,000

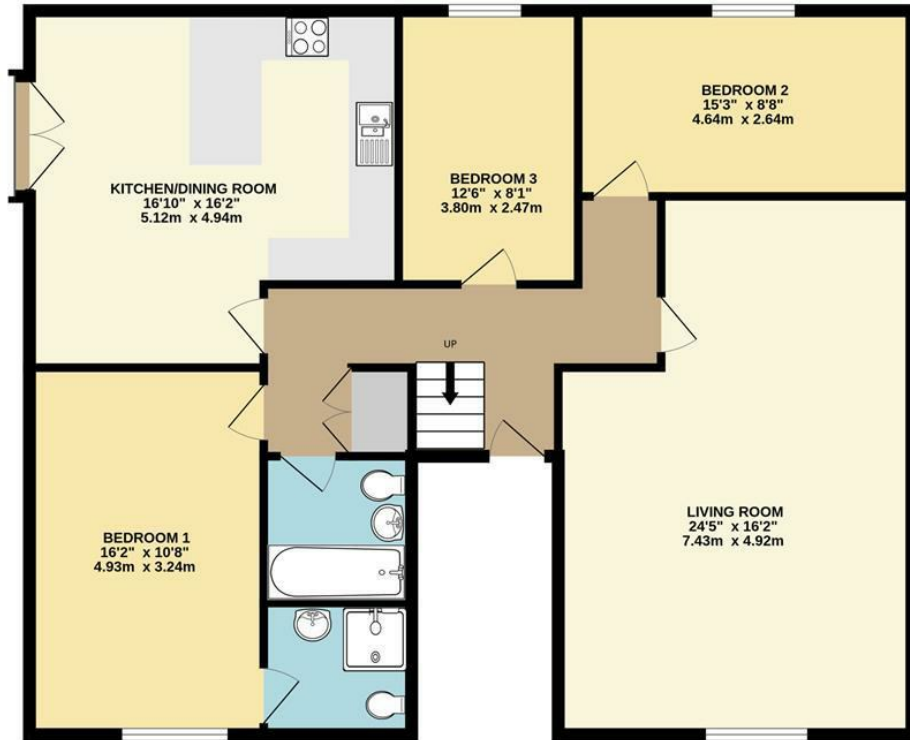
Household



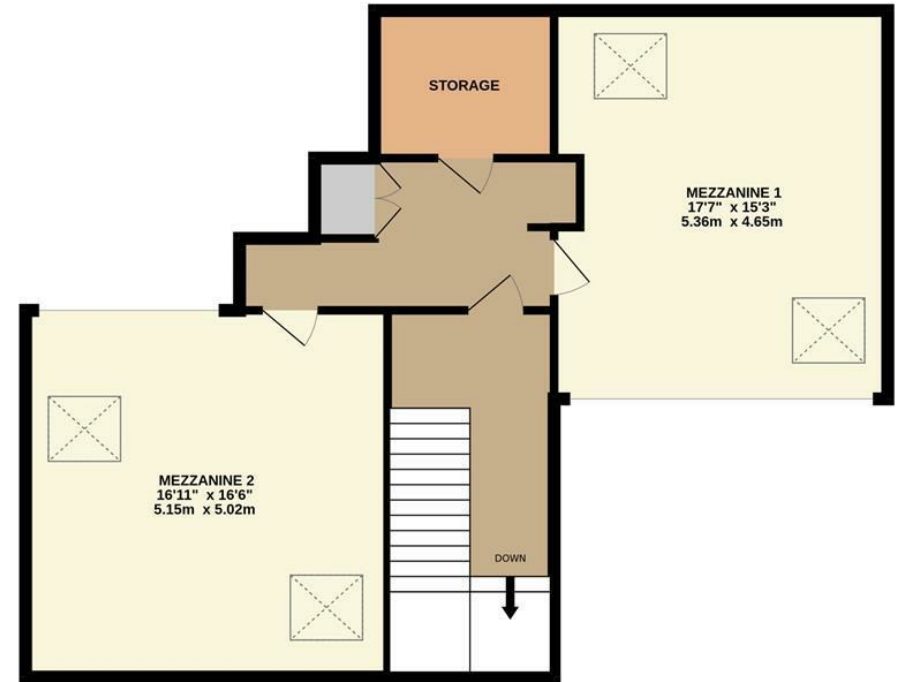
Mill Road,
Countess Wear, Exeter, EX2 6LY

www.naomijryan.co.uk

SECOND FLOOR



MEZZANINE 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.
Made with Metropix ©2024

SUMMARY

A beautifully presented three-bedroom (potentially five-bedroom) penthouse apartment set within this delightful 'village feel' location. Located in this highly sought-after and established residential area, the property offers excellent access to the City Centre and is in a superb position for access to riverside walks, cycle routes, The Tally Ho Inn, and has good commuter links to the M5 and A30.

Occupying the second floor of this period building, the property has two unique mezzanine levels offering the potential for the creation of separate rooms, one that overlooks the living room, and the second overlooking the kitchen/dining room. These spaces would suit those looking to work from home, yet remain connected to the main accommodation.

The apartment has a spacious feel throughout and has accommodation comprising an entrance hall, generous living room, open plan kitchen/dining room with double doors opening to a Juliette balcony and taking in rooftop views towards the countryside in the distance. There are three double bedrooms, an ensuite shower room, and a further bathroom.

The property has the benefit of beautifully maintained communal grounds and residents parking (and additional visitor parking).

Internal viewing is highly recommended to fully appreciate the accommodation on offer.

AGENTS NOTE

Waring Bowen Court is not a listed property.

LEASEHOLD INFORMATION

Length of Lease: 125 years less one day from 1 January 2000. Each owner has a share in the management company and there is a subcommittee who manages monthly affairs.

Annual Service Charge: £1,280 paid over 10 months. Includes building insurance, maintenance of communal areas, garden & car park.

Annual Ground Rent: Included within the service charge

Service Charge Review Period (Year/Month): 2025, January

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.



naomi j ryan
estate agents





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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	

BRITISH PROPERTY AWARDS

2021

★★★★★

GOLD WINNER

ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS

2022

★★★★★

GOLD WINNER

ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT IN EXETER

naomi j ryan
estate agents

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