

naomi j ryan
estate agents

Ground Floor Apartment

Bedrooms: 3

Bathrooms: 2

Receptions: 1

Gas Central Heating

Garage & Allocated Space

Private Garden & Communal Grounds

Council Tax Band: E

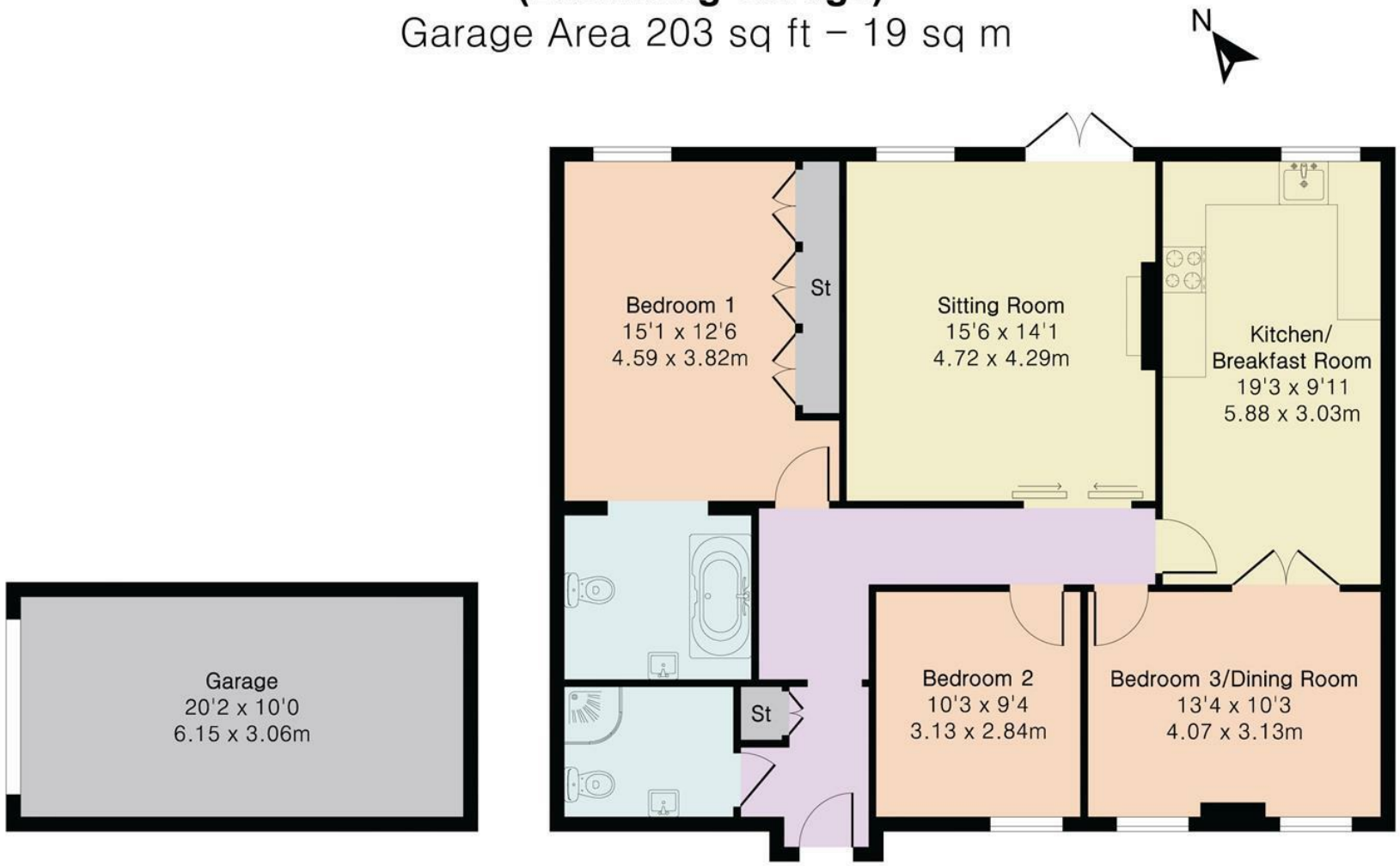
£249,950 Leasehold

8 Cowley Place Cowley,

, Exeter, EX5 5DG

www.naomijryan.co.uk

Approximate Gross Internal Area 1117 sq ft - 104 sq m
(Excluding Garage)
Garage Area 203 sq ft – 19 sq m



Garage

Ground Floor







SUMMARY

An excellent opportunity to acquire this wheelchair accessible three-bedroom ground-floor 'bungalow-style' apartment featuring its own private entrance and garden. The property is being offered for sale with no onward chain and includes access to a communal indoor heated swimming pool, tennis court, games room, and wine cellar. Additionally, it comes with a single garage and an allocated parking space.

Situated on the northern outskirts of Exeter, approximately three miles from the City Centre, this property provides outstanding access to Exeter and, more locally, to Bernaville Garden Centre and a nearby pub. Exeter St Davids Train station is located about two miles away, offering a superb connection to the rail network.

The accommodation boasts spacious rooms throughout, including a living room with double doors and views of the garden, an open-plan kitchen/dining room with double doors leading to the third bedroom (which can serve as a separate dining room), two additional bedrooms, an open-plan ensuite wet room, and a separate shower room.

Externally, there is an enclosed garden designated for the private use of this property. The garden is paved and features a charming seating area.

This property is part of the Grade II Listed Cowley Place, which was originally a private residence and converted in the 1990s into 14 dwellings. Accessed via a long sweeping drive, residents can enjoy beautifully maintained communal grounds spanning nearly 11 acres. The grounds offer delightful paths for exploring the estate and border the River Creedy at lower levels.

ACCESSIBILITY

The ensuite bathroom includes a Kingcraft bath and has been designed as a wet room. The bath can be removed at no cost to the buyer if required.

MATERIAL INFORMATION

Construction notes: Brick and slate.
The building and surrounds are Grade II Listed (being in the curtilage of the main house, where the staircase is listed.

Utilities: Mains electricity, gas, and water. Private 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

When visiting for viewings, please park in the visitors' parking spaces, marked with a V.

LEASEHOLD INFORMATION

Length of Lease: 999 years from 24 June 1996
Annual Service Charge: £4,400 per annum.
Annual Ground Rent: Peppercorn Ground Rent.
Service Charge Review Period: Annually

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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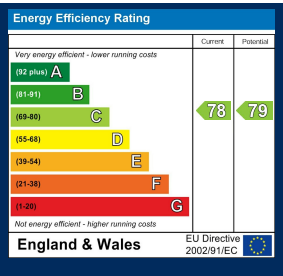
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.



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