



naomi j ryan  
estate agents



First Floor  
Retirement Flat



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Electric Heating



Residents Parking  
(when available)



Communal Gardens Council Tax Band: B



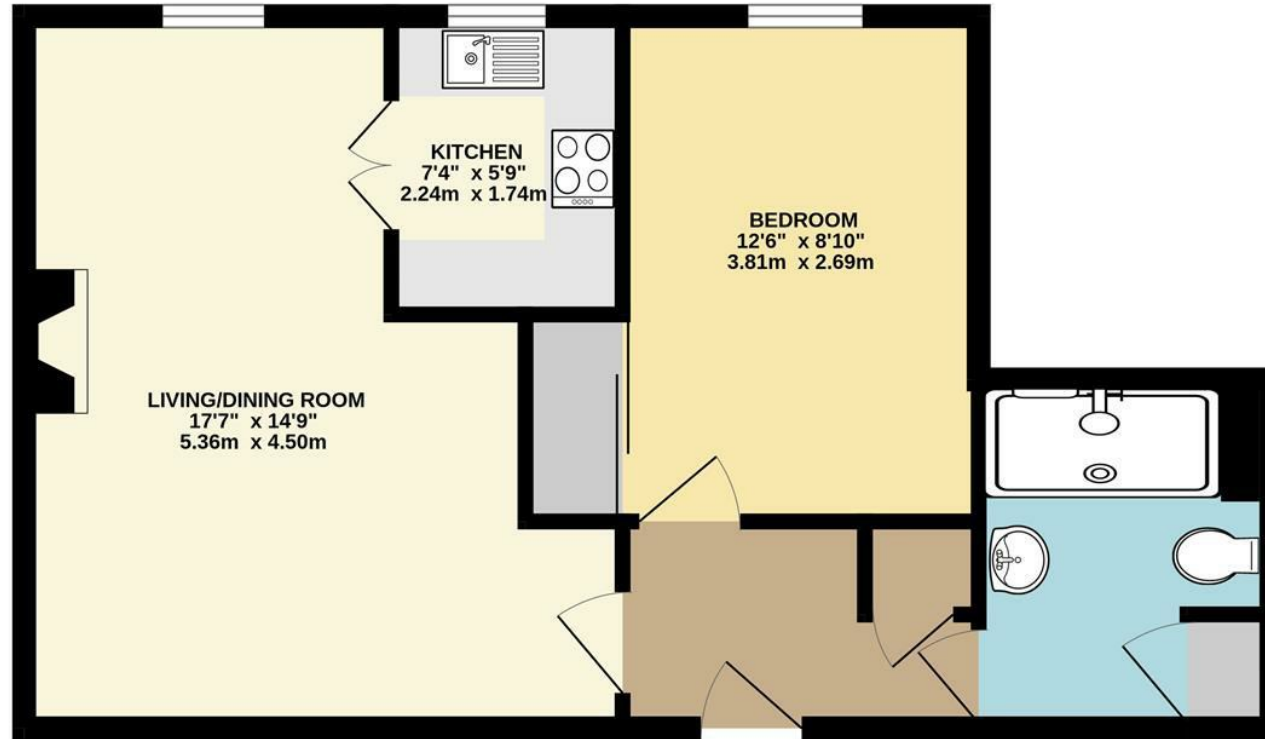
Asking Price £99,950 Leasehold

Meyer Court Butts Road,

, Exeter, EX2 5PW

[www.naomijryan.co.uk](http://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

GUIDE PRICE: £110,000 - £120,000:

An excellent opportunity to purchase this well-presented one-bedroom apartment situated on the first floor within a distinguished retirement development. The property is being offered for sale with no onward chain.

Constructed by McCarthy & Stone, the bright and spacious accommodation comprises an Entrance Hall, Sitting/Dining Room, modern fitted Kitchen, Shower Room, and a double Bedroom equipped with fitted wardrobes.

The development ensures peace of mind with an on-site House Manager available during office hours, while 'Careline' offers assistance outside of these hours. Additional amenities include access to well-maintained communal facilities such as a resident's lounge, library, guest room, laundry, and attractive communal gardens. A car park is situated at the rear of the building, available to residents on a first-come, first-served basis.

The conveniences of Heavittree are merely a short stroll away, and there is a readily accessible bus route leading into the City Centre and beyond. Naomi J Ryan Estate Agents are pleased to present this property to the market with no onward chain and strongly recommend an internal viewing to fully appreciate all that this property has to offer.

### LEASEHOLD INFORMATION

Length of Lease: 125 years from 1 October 2006

Annual Service Charge: £2,798.

Annual Ground Rent: £394.

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

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

### MATERIAL INFORMATION

Construction notes: Awaiting information.

Utilities: Awaiting information.

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.







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**

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IN EXETER



BRITISH  
PROPERTY  
AWARDS

2024  
★★★★★

**GOLD WINNER**

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BRITISH  
PROPERTY  
AWARDS

2025  
★★★★★

**GOLD WINNER**

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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 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

18 southernhay west, exeter, ex1 1pj  
t&f . 01392 215283  
e . enquiries@naomijryan.co.uk  
www.naomijryan.co.uk  
company registration number 6693899