

naomi j ryan
estate agents

First Floor Flat

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Gas Central Heating

Allocated Parking Space

Balcony

Council Tax Band: A

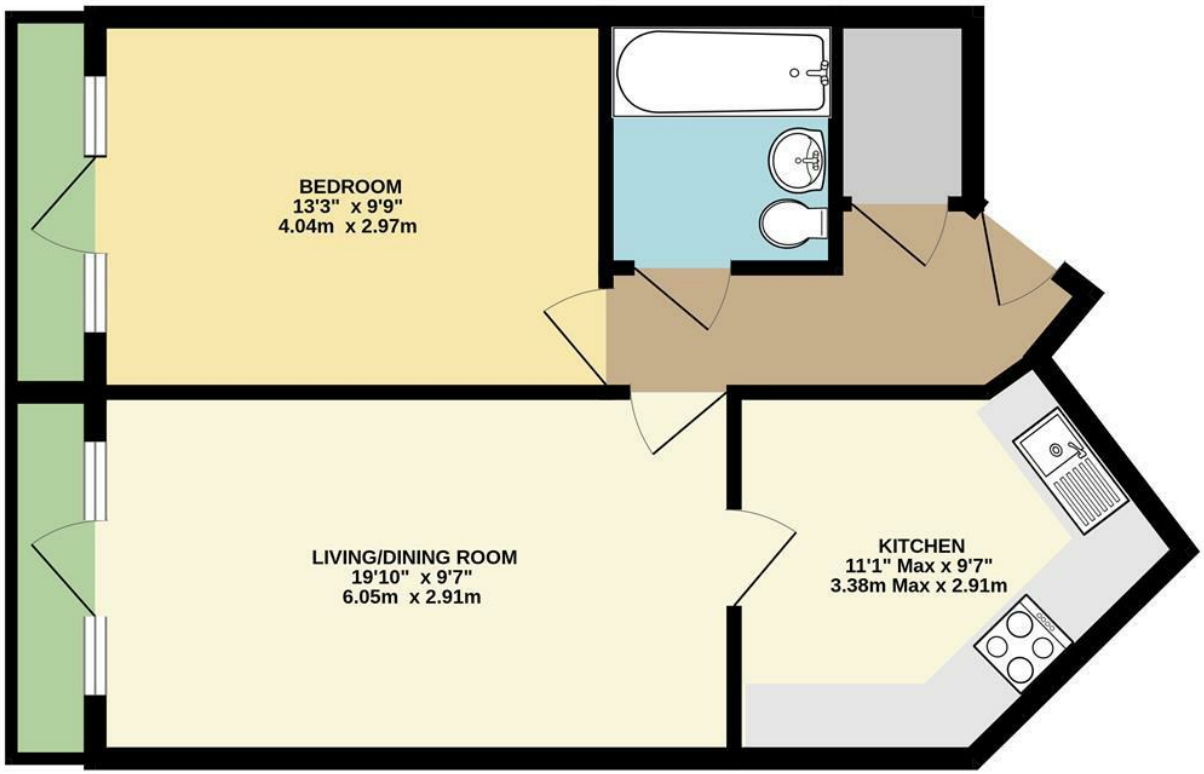
Offers Over £130,000 Leasehold

9 Powhay Mills, Tudor Street,

Exeter, EX4 3BT

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 generous one-bedroom first-floor apartment with a balcony and an allocated parking space, offered for sale with no onward chain. This is a superb opportunity for a first-time buyer. Ideally situated, the property is within easy reach of the City Centre, riverside walks, the Historic Quayside, and St David's Train Station.

The accommodation is accessed via a communal entrance hall with both stair and lift access to the first floor, leading to a shared hallway serving just one other apartment. Internally, the flat comprises an entrance hall with a useful storage cupboard, a spacious living/dining room with direct access to the balcony and a pleasant tree-lined outlook, a separate kitchen, a double bedroom also benefiting from balcony access, and a bathroom.

Externally, residents have use of a communal bin store and bike racks. The property also includes one allocated parking space.

Early internal viewing is highly recommended.

LEASEHOLD INFORMATION

Length of Lease: 125 years from 1 January 2008.
Annual Service Charge: £1,982.64
Annual Ground Rent: £300 per annum.
Service Charge Review Period: Yearly in March
Ground Rent Review Period (Year/Month): Every 10 years, next review date 1st January 2028.

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.







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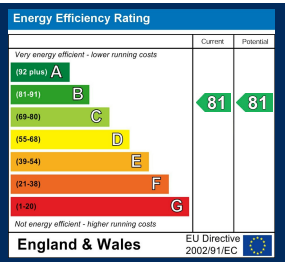
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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



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