



naomi j ryan
estate agents



Ground Floor Flat



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



See Agents Note



Courtyard & Communal Council Tax Band: B
Gardens



OIEO £250,000 Leasehold

83 Fore Street,
Heavitree, Exeter, EX1 2RN

www.naomijryan.co.uk



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 ©2026



SUMMARY

A superb three-bedroom, ground-floor, self-contained Grade II listed apartment situated in the heart of Heavitree, complete with a private enclosed garden. Ideally positioned within walking distance of the RD&E Hospital, the property also benefits from easy access to a wide range of local amenities, including shops, a Tesco Express, restaurants, banks, a doctor's surgery, and a regular bus service into the Cathedral City of Exeter, which offers further amenities.

The property boasts attractive sash windows to the front, creating a bright and spacious feel. Access is via a shared communal front garden (with the first-floor flat), and a private entrance gate leads to the enclosed courtyard garden. From here, double doors open into a stylish modern kitchen/dining room, an excellent entertaining space with high ceilings and a range of contemporary wall and base units. Further double doors lead to the generous living room, which features a focal fireplace and pleasant views over the communal garden.

An inner lobby provides useful storage and access to two of the three bedrooms and a modern bathroom. The main bedroom is particularly light and spacious, with fitted wardrobes and a feature fireplace. From the kitchen, a further inner lobby leads to an additional double bedroom overlooking the courtyard garden.

Outside, the property enjoys a charming paved courtyard garden, providing a delightful space for outdoor dining and entertaining. A particular feature is the useful cellar, accessed directly from the garden and benefiting from lighting, offering excellent additional storage despite its reduced head height. Further practical additions include two useful storage sheds, currently utilised as utility/laundry rooms, both with power and lighting connected. A gate leads through to the attractive communal front garden, which is predominantly laid to lawn and complemented by a variety of mature, well-stocked flower beds and borders.

LEASEHOLD INFORMATION

Length of Lease: 999 years from and including 8 September 2000 to and including 7 September 2999. Freehold for the building is included within the sale of the property.

Annual Service Charge: None payable. Costs for maintenance are split between the two properties on a 50/50 basis

Annual Ground Rent: None payable.

MATERIAL INFORMATION

Construction notes: Stone

Heating: Gas Central Heating

Utilities: Connect to mains gas, electric, water, and 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>

AGENTS NOTE

We have been advised by our client that they currently have permission to park within the grounds of Hansdon Lodge. Any prospective purchaser should make independent enquiries with Hansdon Lodge to verify the availability of parking.

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

ESTATE AGENT
IN EXETER



**BRITISH
PROPERTY
AWARDS**

2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN EXETER



**BRITISH
PROPERTY
AWARDS**

2025

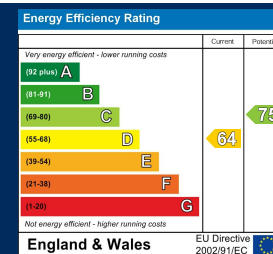
★★★★★

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