



naomi j ryan  
estate agents



Flat - Second Floor



Bedrooms: 2



Bathrooms: 2



Receptions: 1



Gas Central Heating



Single Garage &  
Parking Space



No Garden



Council Tax Band: B

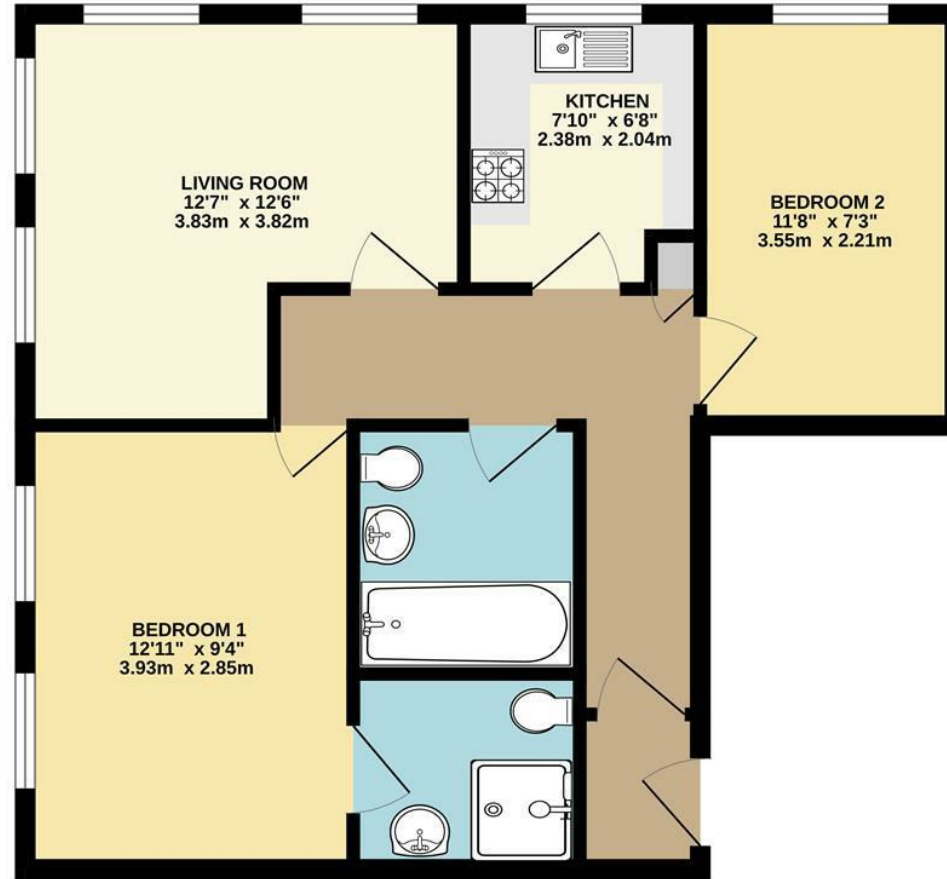
£175,000 Leasehold

22 Lewis Crescent,

Clyst Heath, Exeter, Devon, EX2 7TD

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

LEWIS CRESCENT





## SUMMARY

A well-presented and spacious two-bedroom second-floor flat with ensuite shower room and single garage, offered to the market for sale with no onward chain.

Clyst Heath is a popular modern development on the Eastern outskirts of the city offering excellent access to major link roads surrounding the city, including the M5 motorway, A38/380, A30, and a good range of local facilities including Digby & Sowton Railway Station, and the popular Park and Ride service both of which connect to the City Centre.

The property is approached via a communal front door to the building and then step access to the second floor. The accommodation comprises entrance hall, spacious dual aspect living room, kitchen, two double bedrooms, ensuite shower room, and a bathroom. Outside the property enjoys the use of a single garage and additional parking space located immediately in front of the garage.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

## MATERIAL INFORMATION

Construction notes: Traditional construction

Heating: Gas Central Heating

Utilities: Connected 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>

## LEASEHOLD INFORMATION

Length of Lease: 999 years from 1st October 1997

Annual Service Charge: £2,052

Annual Ground Rent: £175

Service Charge Review Period: Annually in January

Ground Rent Review Period: Annually in January

## 360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

## 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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BRITISH PROPERTY AWARDS 2022 GOLD WINNER ESTATE AGENT IN EXETER

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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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		76	76
England & Wales		EU Directive 2002/91/EC	