



naomi j ryan
estate agents



Flat - Ground Floor



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Electric



Allocated Parking
Space



Generous Rear Garden Council Tax Band: A



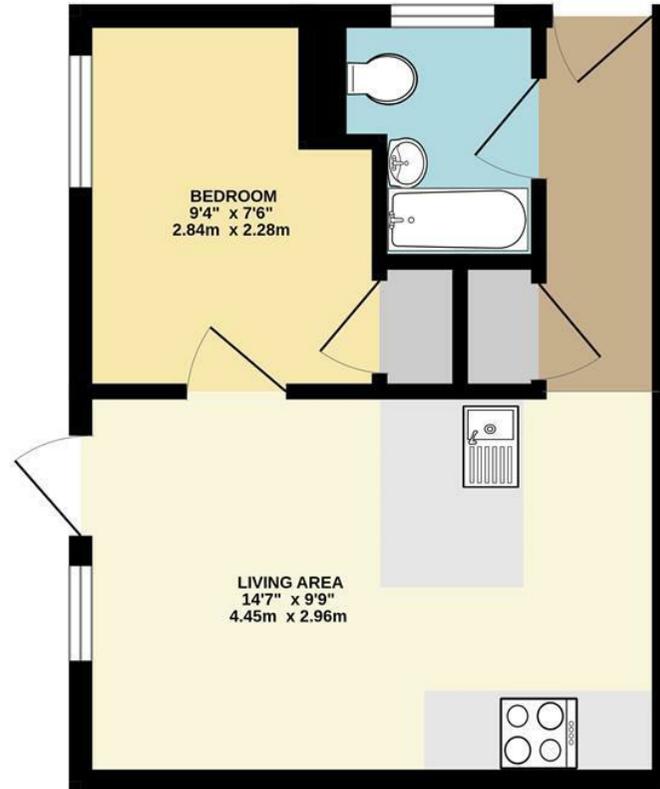
Guide Price £160,000-£165,000

78 Smith Field Road,

Alphington, Exeter, EX2 8YN

www.naomijryan.co.uk

SMITH FIELD ROAD





SUMMARY

SALE AGREED PRIOR TO MARKETING PLEASE CALL TO REGISTER FOR PROPERTY ALERTS

GUIDE PRICE £160,000-£165,000. An exceptional one bedroom ground floor apartment enjoying a tucked away position, private entrance, generous rear garden and allocated parking. Located within the well-regarded residential area of Alphington the property offers convenient access to a range of local amenities such as a doctor's surgery, regular bus service, public house, and a convenience store. It is also well-placed to access the major road network surrounding the city, as well as central Exeter.

The accommodation is beautifully presented and has been significantly enhanced by the current owner. In summary, the accommodation includes an entrance hall with built-in storage, a stylish bathroom, an open-plan living area, and a double bedroom. The open-plan living area is a standout feature of the property, featuring a modern kitchen with a breakfast bar and direct access to the garden. Outside, the property boasts a spacious rear garden. Another well-maintained aspect of the property, the garden has been landscaped and offers a considerable level of privacy along with pedestrian side access. An allocated parking space is situated in the car park next to the property.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale with no onward chain and highly recommend internal viewing.

MATERIAL INFORMATION

Construction notes: Brick

Heating: Electric

Utilities: Connected to mains Water, Drainage & Electric

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 January 1980

Annual Service Charge: None payable

Annual Ground Rent: None Payable

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**

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BRITISH PROPERTY AWARDS

 2022 ★★★★★ **GOLD WINNER**

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BRITISH PROPERTY AWARDS

 2023 ★★★★★ **GOLD WINNER**

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BRITISH PROPERTY AWARDS

 2024 ★★★★★ **GOLD WINNER**

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BRITISH PROPERTY AWARDS

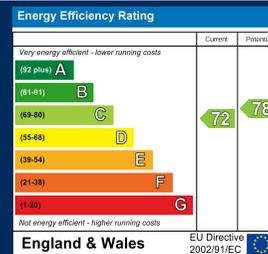
 2025 ★★★★★ **GOLD WINNER**

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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.



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