



naomi j ryan  
estate agents



Flat - Ground Floor



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Electric Heating



Garage & Parking  
Space



Communal Gardens



Council Tax Band: B

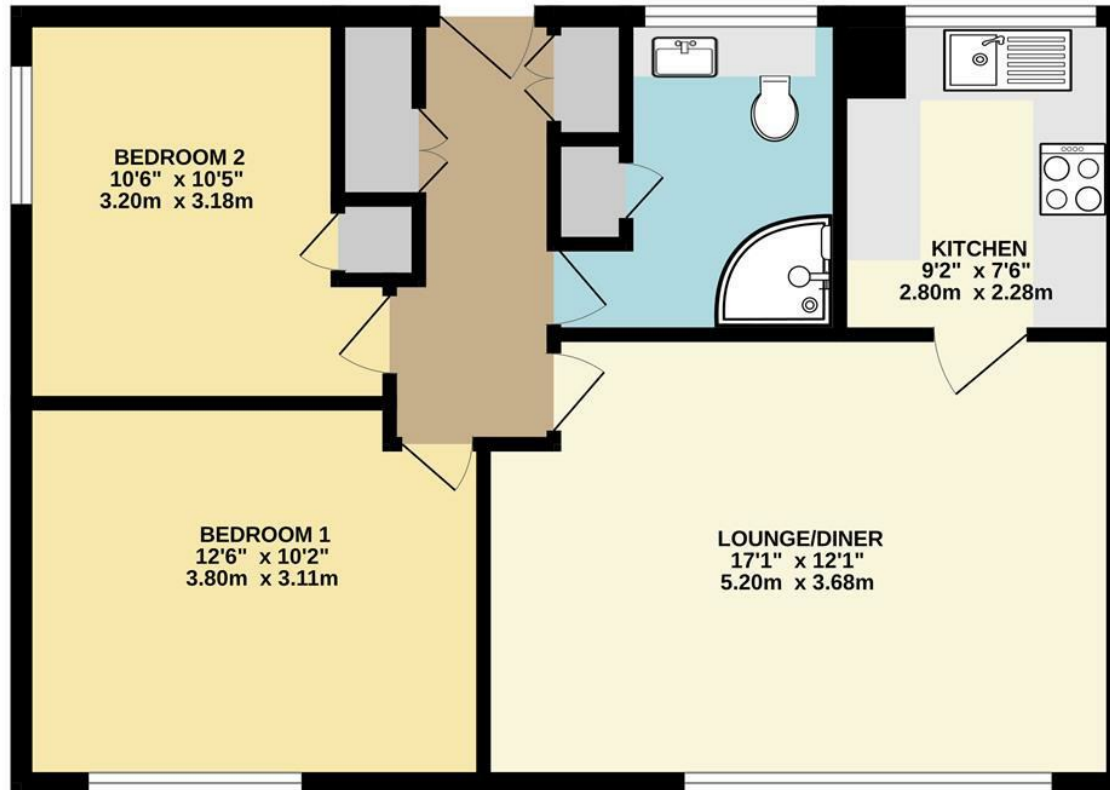
£170,000 Leasehold

15 Chichester House,

Broadfields, Exeter, EX2 5RP

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

GROUND FLOOR





## SUMMARY

No Onward Chain. A well presented two bedroom ground floor flat offered to the market for sale within the popular residential area of Broadfields. Occupying a corner position with open views from the rear aspect the property is conveniently positioned for access to local amenities including a regular bus service, Royal Devon & Exeter Hospital, City Centre and the major road network surrounding the city.

The accommodation is light and spacious throughout and comprises in brief entrance hall, modern fitted kitchen with integrated washer dryer, lounge diner, two double bedrooms and a modern fitted shower room. The property enjoys a wonderful open aspect to the rear, overlooking green space and the city beyond. Further features of the property include a storage unit, garage and parking space situated nearby. There is also a communal parking area and gardens surrounding the property.

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.

### LEASEHOLD INFORMATION

Length of Lease: 132 years remaining

Annual Service Charge: £1320.00

Annual Ground Rent: £0

Service Charge Review Period (Year/Month): Last reviewed November 2025

Ground Rent Review Period (Year/Month): N/A

### MATERIAL INFORMATION

Construction notes: Masonry (brick/block and render)

Utilities: The property is connected to mains water, drainage and 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>

### LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £995 per calendar month, providing a gross rental yield of 6.8%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

### VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

### 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.





**BRITISH PROPERTY AWARDS**  
 2021 ★★★★★  
**GOLD WINNER**  
 ESTATE AGENT IN EXETER

**BRITISH PROPERTY AWARDS**  
 2022 ★★★★★  
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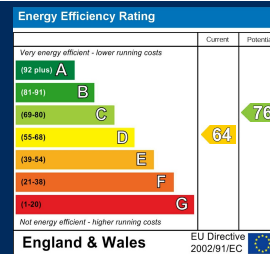
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.



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