

naomi j ryan
estate agents

Maisonette

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Electric Heaters & Wood Burner

Permit Parking

No Garden

Council Tax Band: B

£230,000 Leasehold

19a Heavitree Road,

, Exeter, EX1 2LD

www.naomijryan.co.uk

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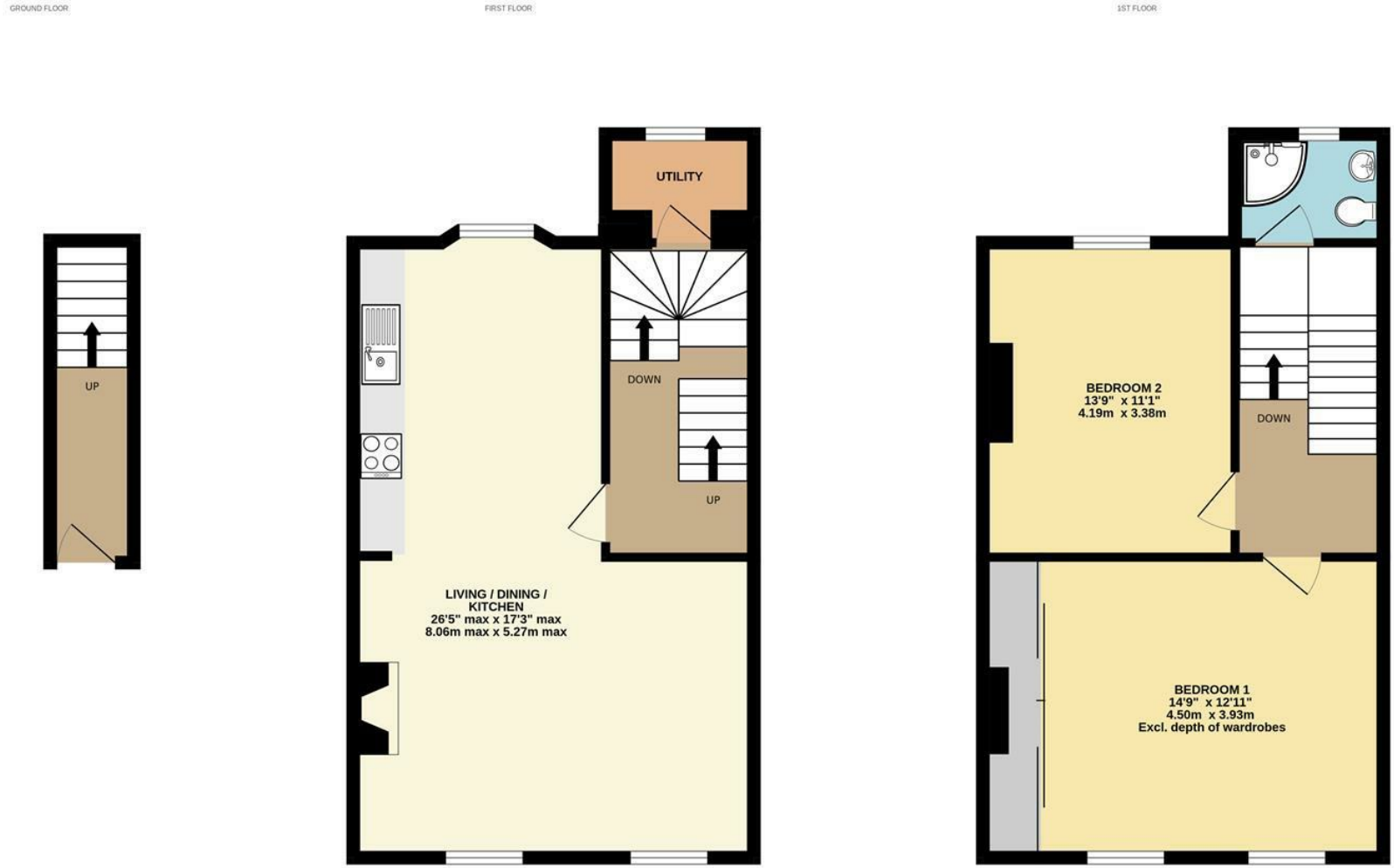

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 beautifully presented and spacious two-bedroom maisonette offering excellent access to the City Centre, being sold with no onward chain.

Situated in this highly convenient location, the property is within easy reach of shops, cafés and restaurants on Magdalen Road. Princesshay Shopping Centre, Cathedral Green, and Exeter High Street.

Presented in superb decorative order throughout, the property offers well-proportioned rooms and has excellent potential for use as an Airbnb (as currently used). The spacious accommodation comprises a communal entrance hall on the ground floor with a private entrance door to a hallway, stairs up to the first floor with utility room at half landing level. On the first floor is a fabulous dual-aspect and open-plan living/dining/kitchen. The living room has a wood-burning stove, and the kitchen area is well equipped with modern wall and base units, an integrated fridge/freezer, dishwasher, and a built-in oven and hob. On the second floor are two generous double bedrooms and a modern shower room at half landing level.

Early internal viewing is highly recommended for this magnificent property.

Agents note: The business occupying the ground floor is not affected by the sale of this property.

LEASEHOLD INFORMATION

Length of Lease: A new lease of 999 years will be created at the point of sale.
Annual Service Charge: None
Annual Ground Rent: None

MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains water, electricity, 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

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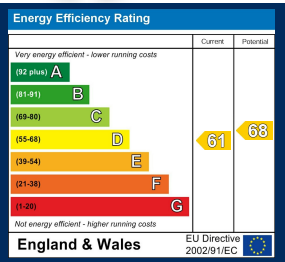
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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