



naomi j ryan
estate agents



Flat - Second Floor



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



On Street Parking



Communal Garden



Council Tax Band: A

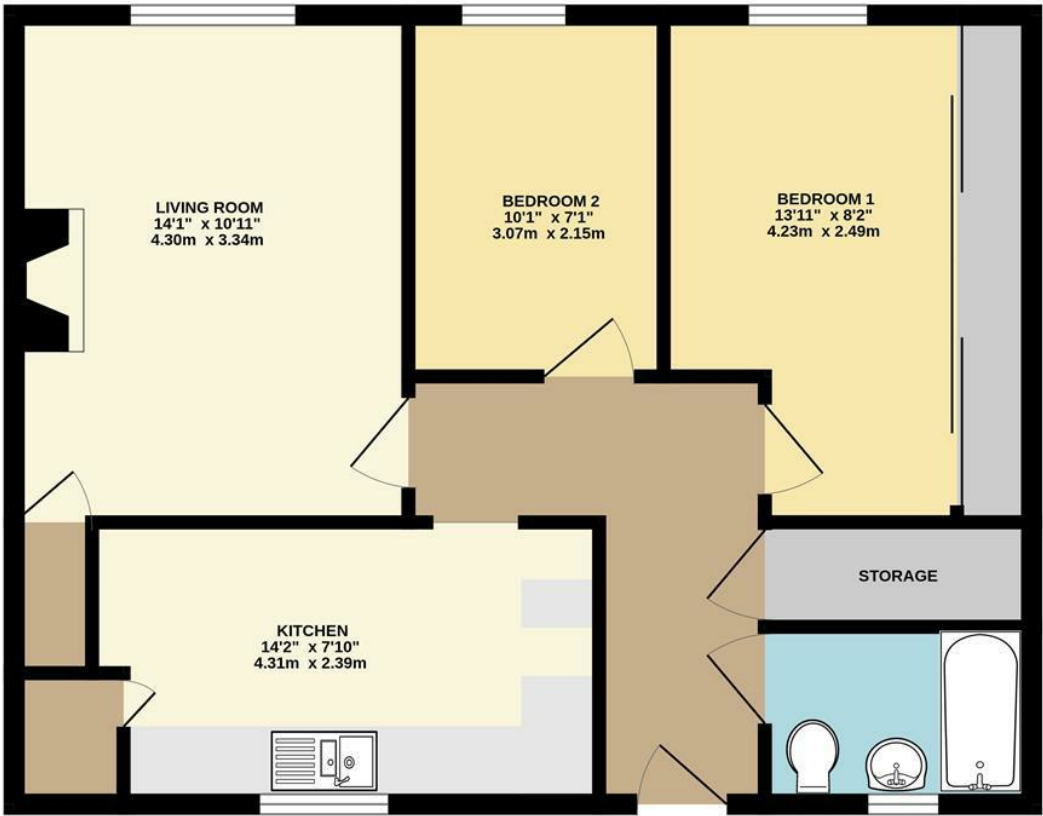
£169,950 Leasehold

6b Wayside Crescent,

Whipton, Exeter, EX1 3LF

www.naomijryan.co.uk

SECOND FLOOR



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

This superb two-bedroom second-floor flat is being sold with no onward chain and offers beautifully presented accommodation. The property is conveniently located for access to well regarded schools, a regular bus service, Polsloe Bridge train station and the city centre. In addition, the flat is also a short walk from the popular Heavitree high street, and the Royal Devon and Exeter hospital. Directly opposite the entrance to the property is access to Hamlin Lane Playing fields.

The property has a light and spacious feel throughout and comprises entrance hall, living room, modern fitted kitchen/dining room, two double bedrooms, and a modern bathroom. The property has gas central heating and double glazing.

Outside are communal grounds for residents to enjoy.

Early internal viewing is highly recommended.

LEASEHOLD INFORMATION

Length of Lease: 125 years from 28 September 1987
Annual Service Charge: £632.92 for the current year
Annual Ground Rent: £10 per annum
Service Charge Review Period (Year/Month): Annually
Ground Rent Review Period (Year/Month): N/A

MATERIAL INFORMATION

Construction notes: awaiting information

Utilities: mains gas, water & 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>

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

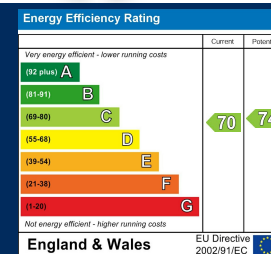
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the 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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