



naomi j ryan
estate agents



First Floor Flat



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Gas Central Heating



Allocated Space



No Garden



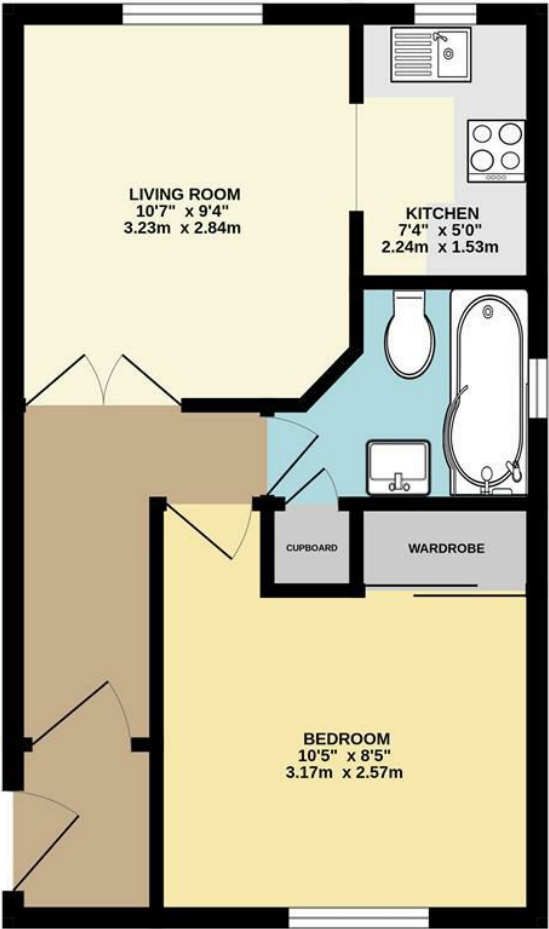
Council Tax Band: A

£140,000 Leasehold

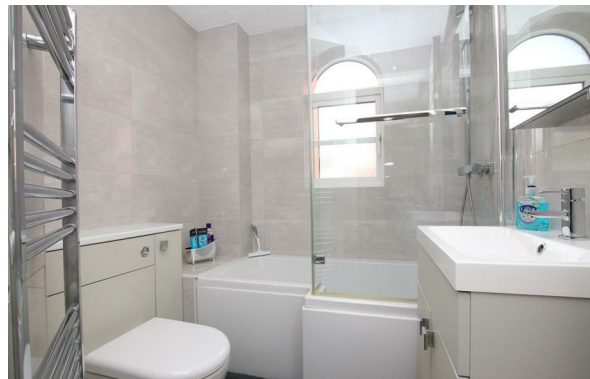
21 Lewis Crescent,
Clyst Heath, Exeter, EX2 7TD

www.naomijryan.co.uk

FIRST 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 well-presented first-floor apartment is offered for sale with no onward chain and is situated within the sought-after residential development of Clyst Heath on the eastern fringes of Exeter. Benefiting from gas central heating, double glazing, and an allocated parking space, the property represents an ideal first-time purchase or investment opportunity.

The accommodation is well-maintained throughout and comprises an entrance porch, hallway, comfortable living room, modern fitted kitchen, double bedroom with a built-in wardrobe, and a contemporary fully tiled bathroom.

Clyst Heath remains a highly desirable location, offering excellent access to Exeter's major road networks, including the M5, A30, and A38/A380, making it particularly convenient for commuters. A range of local amenities are close by, together with Digby & Sowton railway station and the popular Park and Ride service, both providing easy connections to Exeter city centre.

Early internal viewing is highly recommended.

LEASEHOLD INFORMATION

Length of Lease: 999 years from 1 October 1997

Annual Service Charge: £1323.14

Annual Ground Rent: £161

Service Charge Review Period: Annually

Ground Rent Review Period: Annually

MATERIAL INFORMATION

Construction notes: Awaiting information.

Utilities: Awaiting information.

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.



