



naomi j ryan  
estate agents



Maisonette



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas & Electric Fires



Residents Carpark



Private Garden



Council Tax Band: B

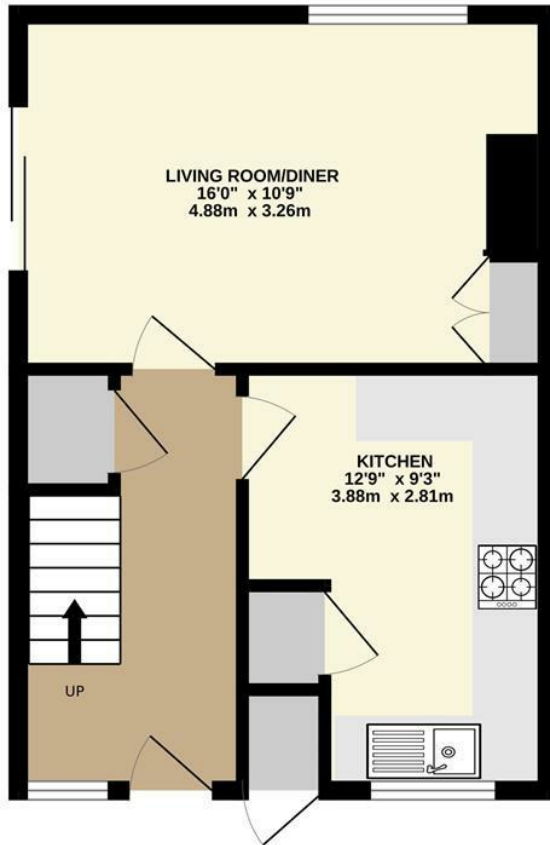
£169,950 Leasehold

10 Prospect Place,

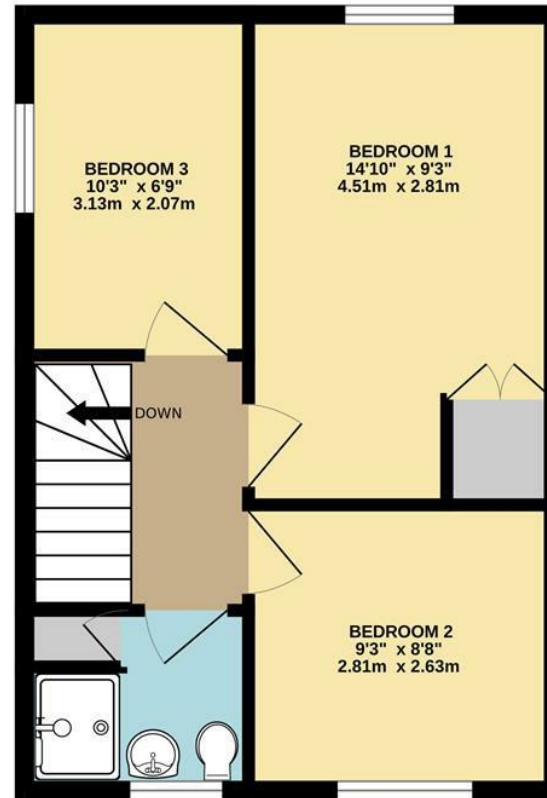
St Thomas, Exeter, Devon, EX4 1HZ

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

GROUND FLOOR



1ST 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

Offered to the market with no onward chain, this well-presented three-bedroom maisonette benefits from its own private garden and access to residents' parking. Located close to Cowick Street, the property enjoys excellent access to local amenities, Exeter's Historic Quay with its riverside walks, and the City Centre.

Arranged over the ground and first floors, the accommodation includes an entrance hall, a kitchen/breakfast room, and a living room featuring French doors that open directly onto the private garden. Upstairs, there are three generously sized bedrooms and a shower room.

Outside, the property boasts a spacious garden that wraps around the side and rear, laid mainly to lawn. A pedestrian gate provides convenient access—ideal for storing bikes and similar items. The garden offers a good degree of privacy and is a real asset to the home. A brick-built store is also located a short distance from the property. Residents' parking is available, with a permit required from the local authority.

Naomi J Ryan Estate Agents are delighted to bring this property to the market and highly recommend an internal viewing to fully appreciate everything it has to offer.

## LEASEHOLD INFORMATION

Length of Lease: Lease has been extended until October 2201

Annual Service Charge: £635.48 (£158.87 paid quarterly)

Annual Ground Rent: £10

Service Charge Review Period: Annually

Ground Rent Review Period: N/A

## MATERIAL INFORMATION

Construction notes: Brick

Heating: Gas & Electric Fires

Utilities: Connected to mains gas, electric, 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>

## AGENTS NOTE

The property is subject to a payment of £43.26 per month which is covering cost of recently carried out roof works.

The property is eligible for 2 free non allocated parking permits in the residence car park

## 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  
★★★★★  
GOLD WINNER  
ESTATE AGENT IN EXETER



BRITISH PROPERTY AWARDS  
2023  
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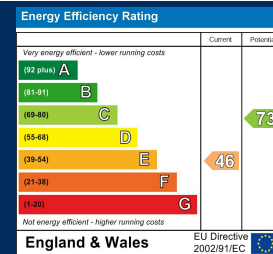
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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