



naomi j ryan  
estate agents



Ground Floor Flat



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Gas Central Heating



On Street Parking



Private Front Garden



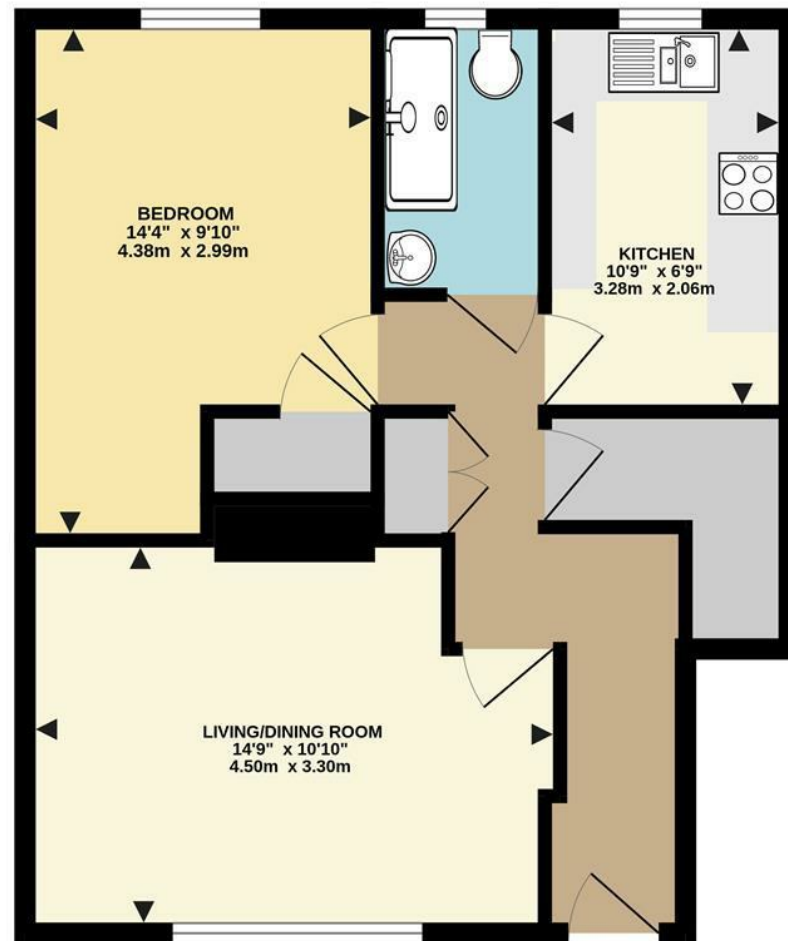
Council Tax Band: A

£160,000 Leasehold

Russet Avenue,  
Whipton, Exeter, EX1 3QB

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

GROUND FLOOR





## SUMMARY

A fantastic opportunity to acquire this superbly presented one-bedroom ground floor flat, located within the popular residential area of Whipton. The property offers convenient access to a regular bus service, and the major road networks surrounding the city.

Offering light and spacious accommodation, the flat has a hallway with two storage cupboards (one being a walk-in cupboard), living/dining room with a window to the front overlooking the front garden, modern fitted kitchen with built-in double oven, hob, and space for a slimline dishwasher and washing machine. The double bedroom has a good-sized recess which is currently used as wardrobe space, a newly fitted shower room, gas central heating, and double glazing.

To the front of the flat is a private area of garden, for the sole use of the property, beautifully landscaped with a decorative paved seating area and enclosed by a low-level fence with trailing plants providing additional privacy. To the rear of the flat is an area of communal garden and a communal clothes drying area.

Early internal viewing is highly recommended for this superb flat.

### LEASEHOLD INFORMATION

Length of Lease: 125 years from 16 November 1987

Annual Service Charge: £387.45

Annual Ground Rent: £10

Service Charge Review Period : April

Ground Rent Review Period: April

### MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains water, electricity, drainage, and gas. Current broadband provider: Sky.

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 £800 per calendar month, providing a gross rental yield of 6.4%. 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.

### 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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## THINKING OF SELLING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)

| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
| Very energy efficient - lower running costs |                         |
| (92 plus) A                                 |                         |
| (81-91) B                                   |                         |
| (69-80) C                                   |                         |
| (55-68) D                                   |                         |
| (39-54) E                                   |                         |
| (21-38) F                                   |                         |
| (1-20) G                                    |                         |
| Not energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |
| Current                                     | Potential               |
| 74                                          | 78                      |



BRITISH  
PROPERTY  
AWARDS

2022

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN EXETER

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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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