

naomi j ryan
estate agents

Ground Floor Flat

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Gas Central Heating

On Street Permit Parking

Communal Grounds

Council Tax Band: A

£120,000 Leasehold

216 Chestnut Avenue,

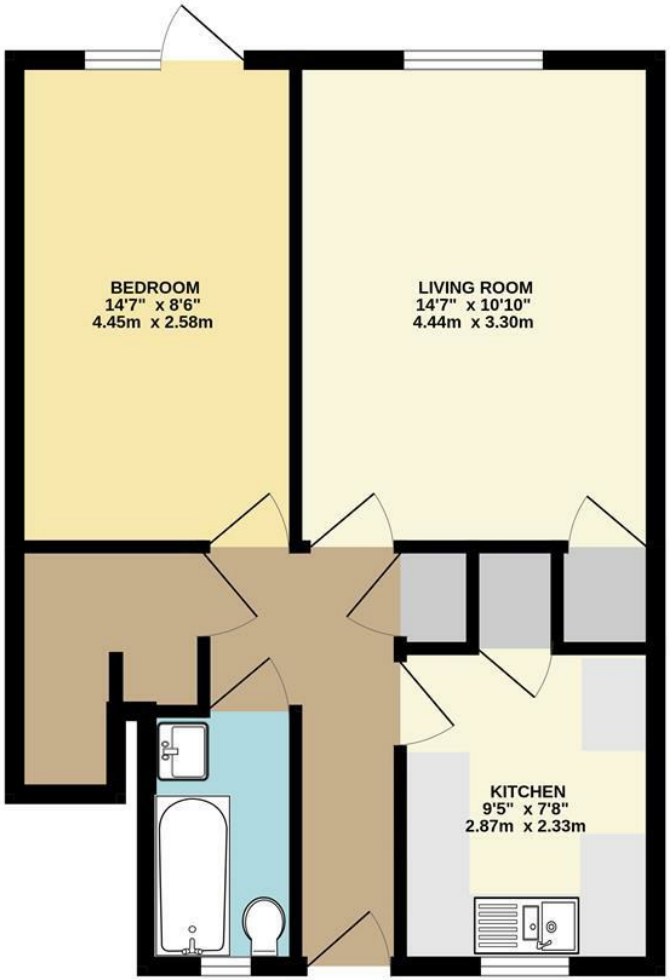
Wonford, Exeter, EX2 6DP

www.naomijryan.co.uk

216 Chestnut Avenue, Wonford, Exeter, EX2 6DP

£120,000 Leasehold

GROUND 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.
Made with Metropix ©2025







SUMMARY

A light and spacious one-bedroom ground-floor flat with a private entrance, residents' parking and access to a communal drying area. Offered to the market for sale with no onward chain, the property is well positioned for access to local amenities, Ludwell Valley Park and a Lidl store. The Royal Devon & Exeter Hospital is within easy reach, as is a regular bus service.

The well-presented accommodation comprise entrance hall with useful walk-in storage cupboard, a spacious living/dining room, a separate kitchen, a double bedroom with access to the communal grounds, and a bathroom.

Outside are communal grounds, laid to lawn, and a communal clothes drying area (located a short walk from the property).

Early internal viewing is highly recommended.

LEASEHOLD INFORMATION

Length of Lease: 125 Years from 20th February 1988.
Annual Service Charge: £368.24
Annual Ground Rent: £10
Annual Insurance Charge: £113.24 (for the year 2025)
Service Charge Review Period (Year/Month): To be confirmed
Ground Rent Review Period (Year/Month): To be confirmed

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

AGENTS NOTE

The property is being sold with no onward chain.

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.



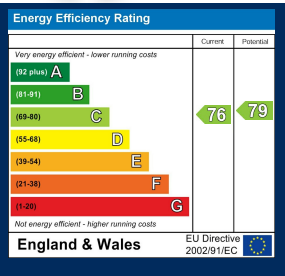






naomi j ryan
estate agents

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.



18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283
e . enquiries@naomijryan.co.uk
www.naomijryan.co.uk
company registration number 6693899