

naomi j ryan
estate agents

First Floor Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Gas Central Heating

Allocated Parking Space

No Garden

Council Tax Band: B

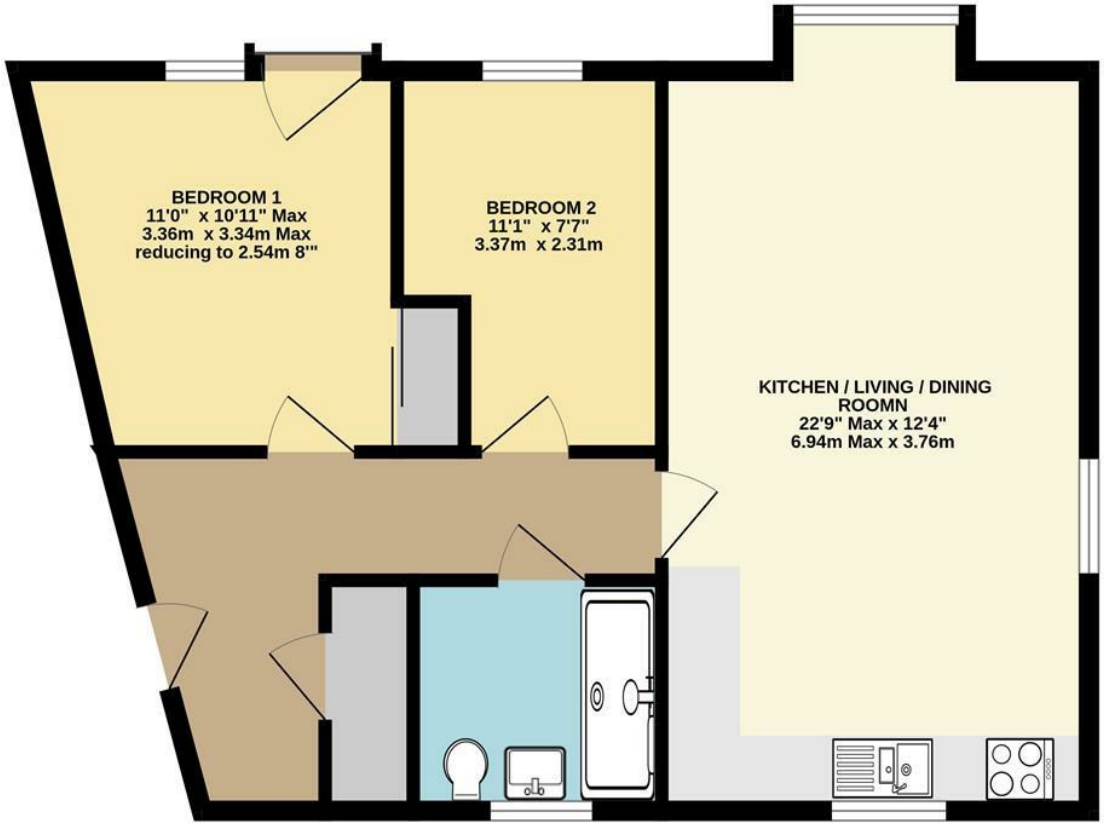
Guide Price:
£190,000 - £200,000

8 Ellacott Road,

Matford, Exeter, EX2 0AQ

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

Guide Price: £190,000 - £200,000

A beautifully presented first-floor apartment with an allocated parking space, offered to the market with no onward chain.

Constructed by Bovis Homes as part of the popular Haldon Reach development, the property has been owned by the current vendor for just over two years and enjoys a highly convenient location with excellent transport connections, making it ideal for commuters.

Both Alphington and Exminster are within easy reach and provide a wide range of everyday amenities. Alphington offers local shops, a doctor's surgery, pharmacy, and a church. Exminster village benefits from a well-regarded primary school, GP surgery, pharmacy, convenience store, and a variety of additional local facilities. Exeter city centre is easily accessible by car, while the railway station at Exeter Marsh Barton further enhances the property's appeal for those commuting within the region.

The apartment itself is light, spacious, and well presented throughout. The accommodation comprises a generously proportioned triple-aspect open-plan living/dining room, which enjoys abundant natural light and flows seamlessly into the contemporary fitted kitchen. The kitchen is well equipped with integrated appliances, including a fridge/freezer, washing machine, and slimline dishwasher.

There are two bedrooms, along with a stylish and spacious modern shower room featuring a large walk-in shower. The entrance hall also benefits from a useful storage cupboard, providing additional practicality.

Overall, this is an excellent opportunity to acquire a contemporary apartment in a sought-after location, ideally suited to first-time buyers, professionals, investors, or those seeking a low-maintenance home with excellent transport links.

LEASEHOLD INFORMATION

Length of Lease: 999 years from 1 January 2023
Annual Service Charge: £1,300
Service Charge Review Period: Yearly.

MATERIAL INFORMATION

Construction notes: Awaiting information.

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

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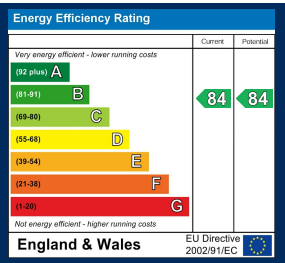
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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