



naomi j ryan  
estate agents



Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 2



District Heating



Garage & Driveway



Enclosed Rear Garden



Council Tax Band: E

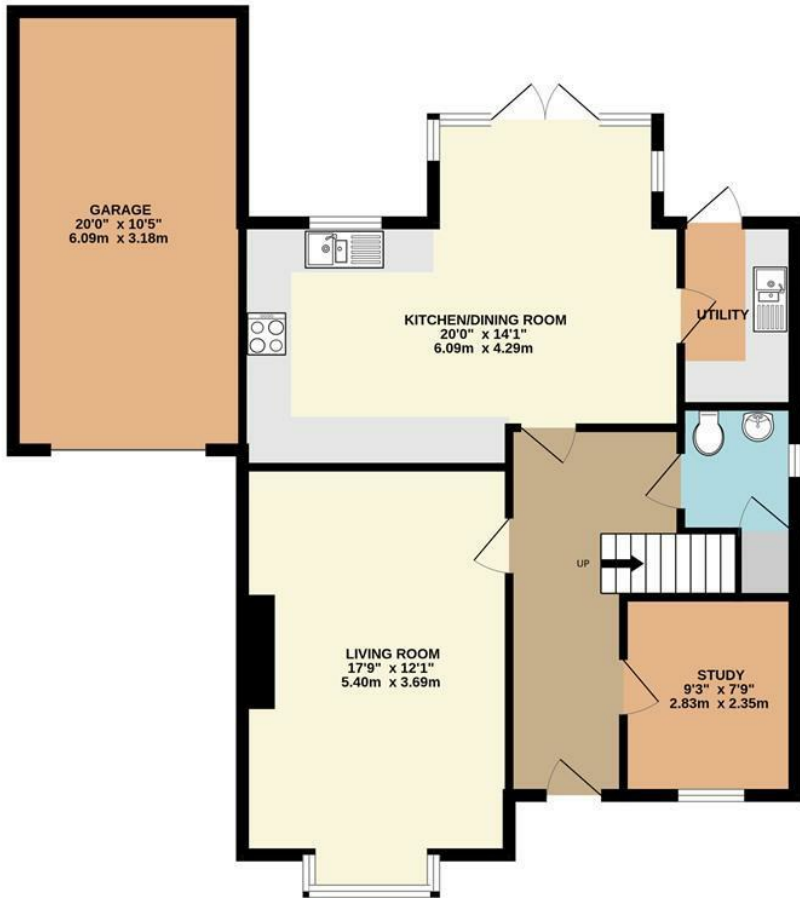
Offers Over £500,000 Freehold

22 Elmores Well Avenue,

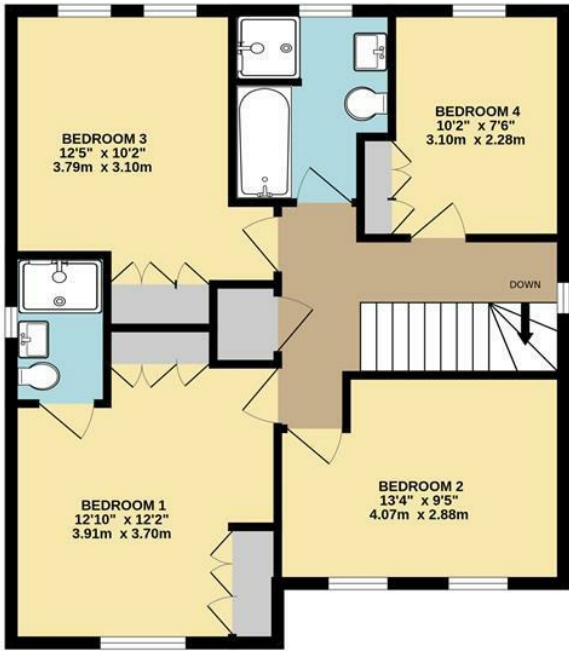
Tithebarn, Exeter, EX1 3XG

[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

A beautifully presented detached family home offering four generous double bedrooms and spacious, versatile accommodation throughout.

Situated within the highly sought-after Tithebarn development on the eastern fringes of Exeter, the property enjoys excellent access to the A30, M5 motorway, Pinhoe Railway Station, Sowton Industrial Estate, the Met Office, and a range of well-regarded schools. A regular bus service provides convenient links into the city centre via the B route. Local amenities include the recently opened Tesco Express on Tithebarn Way, the popular Strawberry Fields Café, and Minerva Country Park, with its attractive walking and recreational routes.

Internally, the property is exceptionally well presented and ready for immediate occupation. The accommodation comprises a welcoming entrance hall, ground floor cloakroom, spacious living room featuring a bay window and contemporary living flame fireplace, and a separate study/family room providing valuable additional living space.

To the rear of the property is the impressive open-plan kitchen/dining room, creating an excellent hub for modern family life and entertaining. The kitchen is fitted with a stylish range of grey high-gloss wall and base units, complemented by integrated appliances including a fridge/freezer, dishwasher, and double oven. French doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor spaces. A separate utility room provides additional storage and appliance space, with a further door leading to the garden.

The first floor hosts four well-proportioned double bedrooms, all tastefully decorated, with three benefitting from built-in wardrobes. The main bedroom enjoys the advantage of an en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms and features both a bath and a separate shower enclosure.

## OUTSIDE

Outside, the rear garden has been thoughtfully landscaped to provide an attractive and practical outdoor environment. A generous paved terrace offers the ideal setting for al fresco dining and entertaining, leading onto a neatly maintained lawn bordered by mature planting and established shrubs. At the far end of the garden, a stylish seating area provides a private retreat, enhanced by decorative trelliswork and climbing greenery. Enclosed by a combination of fencing and walling, the garden enjoys a good degree of privacy while remaining relatively low maintenance.

## GARAGE

A single garage, complete with power and lighting, is positioned to the side of the property. A driveway provides off-road parking in front of the garage, and a wall-mounted electric vehicle charging point adds further practicality for modern living.

## MATERIAL INFORMATION

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

Estate Service Charge: An Estate Service Charge will be payable but has yet to be collected.

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.







BRITISH  
PROPERTY  
AWARDS

2021

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN EXETER



BRITISH  
PROPERTY  
AWARDS

2022

★★★★★

**GOLD WINNER**

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PROPERTY  
AWARDS

2023

★★★★★

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PROPERTY  
AWARDS

2024

★★★★★

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BRITISH  
PROPERTY  
AWARDS

2025

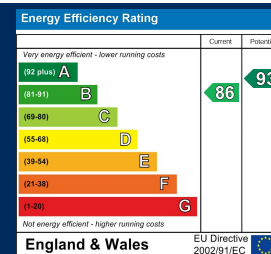
★★★★★

**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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