



naomi j ryan  
estate agents



Townhouse



Bedrooms: 3



Bathrooms: 2



Receptions: 1



District Heating



2 Allocated Spaces



Enclosed Rear Garden

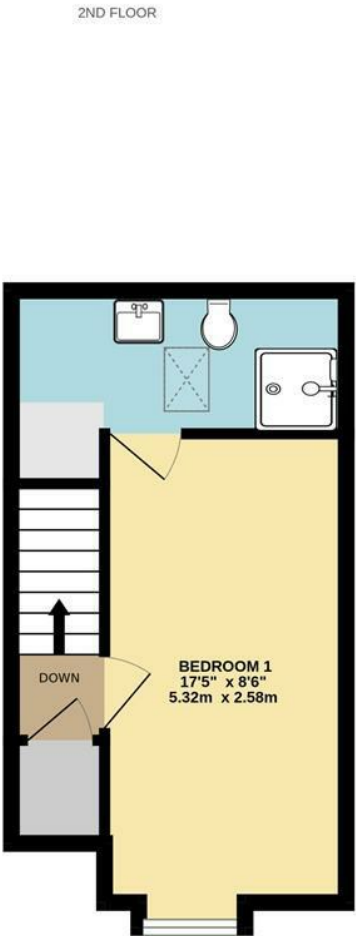
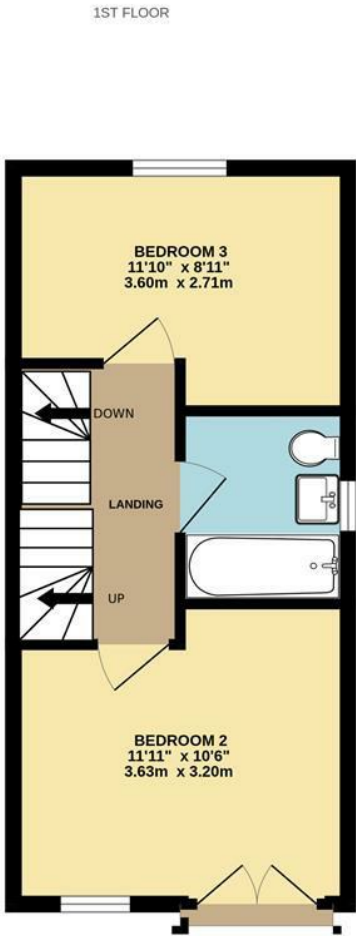
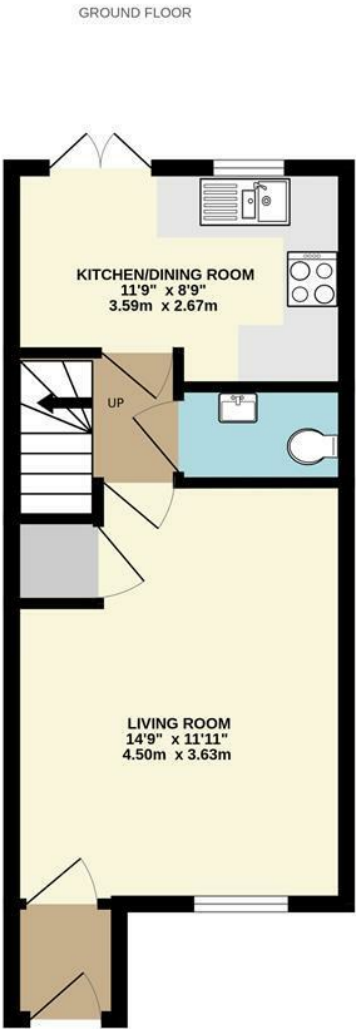


Council Tax Band: C

£295,000 Freehold

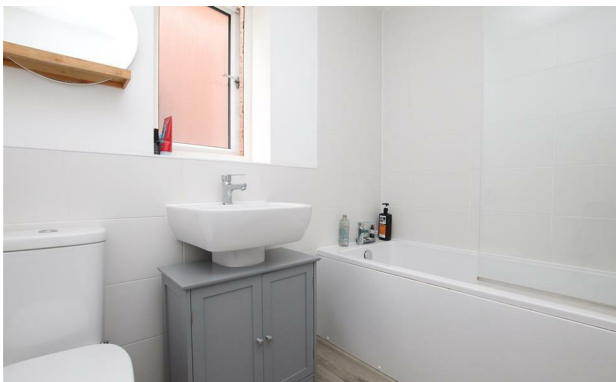
Tithebarn Way,  
Tithebarn, Exeter, EX1 3YF

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



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 modern and well-presented three double bedroom townhouse located on the eastern edge of the city offering fantastic access to Exeter's major road network, Pinhoe Train Station, Sowton, The Met Office, and well-regarded schools.

The accommodation is arranged over three floors and comprises entrance porch, a spacious living room, ground floor cloakroom, modern kitchen/dining room with double doors out to the rear garden, and three double bedrooms, the main bedroom is located on the second floor with an ensuite shower room. There is a separate bathroom on the first floor.

Outside is a low-maintenance rear garden with artificial grass and an extensive patio area providing a delightful seating area. There is a gate providing rear access to the parking area where the property has two allocated parking spaces.

Early internal viewing is highly recommended and a 360 Virtual Tour can be viewed online.

## LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,250 per calendar month, providing a gross rental yield of 5%. 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	
	Current
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	94
(81-91) <b>B</b>	83
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



BRITISH  
PROPERTY  
AWARDS

2022

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN EXETER

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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.

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