



naomi j ryan
estate agents



End Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Eon District Heating



Private Parking Bay



Enclosed Rear Garden



Council Tax Band: B

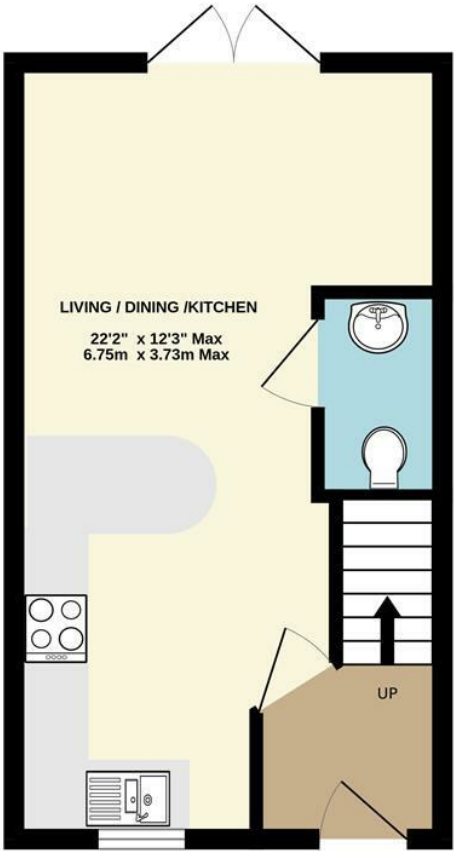
Guide: £250,000 Freehold

71 Hutchings Drive,

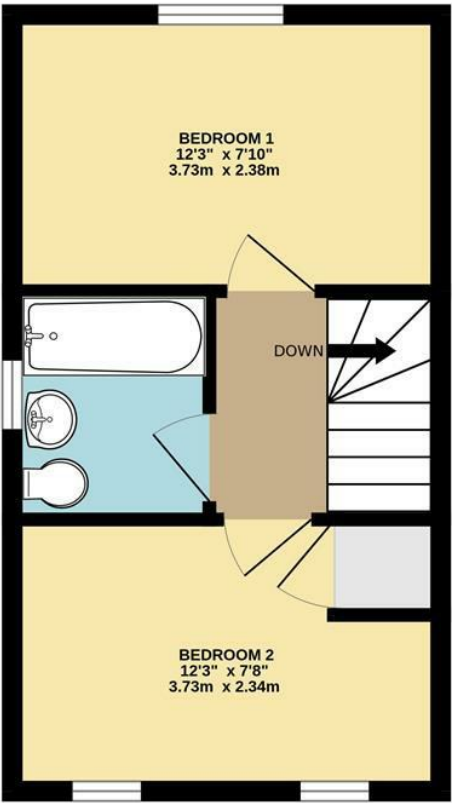
Tithebarn, Exeter, EX1 3UQ

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 two-bedroom end-of-terrace house with a delightful enclosed rear garden and private parking bay, located within a small cul-de-sac.

The house is situated in the popular area of Tithebarn, located on the eastern edge of the city, providing excellent access to the A30, M5 motorway, Pinhoe Train Station, Sowton, The Met Office, and well-regarded schools. A regular bus route into the city is available on the B bus route. Local amenities include the newly opened Tesco Express on Tithebarn Way, Strawberry Fields Cafe & Farmshop, and Minerva Country Park, providing delightful walks.

The accommodation comprises an open-plan living/dining/kitchen area with double doors leading out to the rear garden, a ground-floor cloakroom, two double bedrooms, and a modern bathroom.

Outside is a superb rear garden with a paved patio area providing a delightful seating area and leading on to decorative stone chippings. A gate provides access to the side of the house.

Immediately to the front of the house is the private parking bay for one vehicle to include an EV charger to the front of the house.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Timber Frame.

Utilities: Mains water, electricity, and drainage.

Estate Management Charge: Awaiting Information.

Broadband and Mobile Coverage: Current supplier restricted to Fibrenest. 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.

LETTINGS POTENTIAL

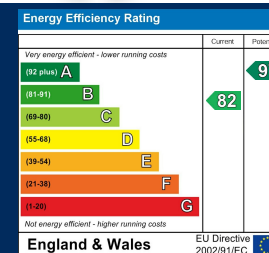
Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1200 per calendar month, providing a gross rental yield of 5.7%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.





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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.



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