



naomi j ryan
estate agents



Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



District Heating



Garage and Driveway



Front & Rear Gardens



Council Tax Band: TBC

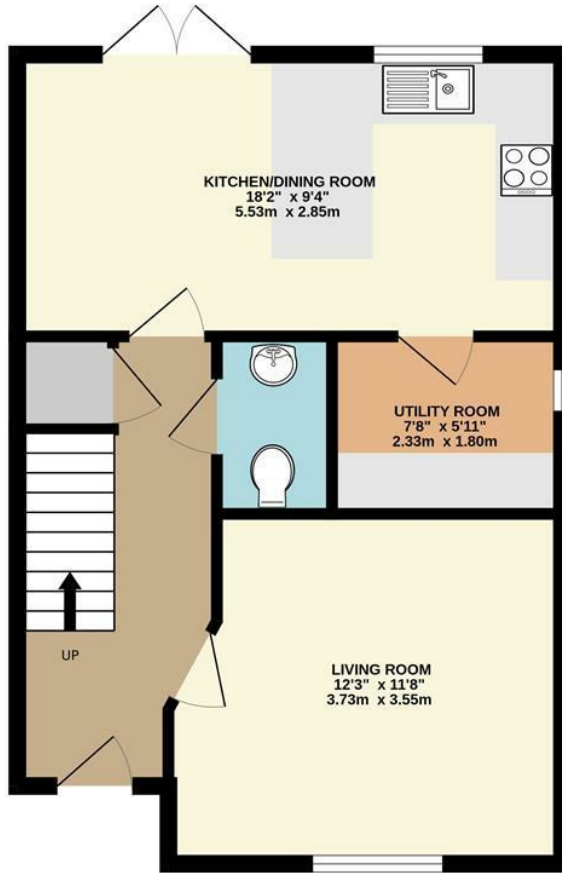
Guide: £375,000 Freehold

10 Marfona Gardens,

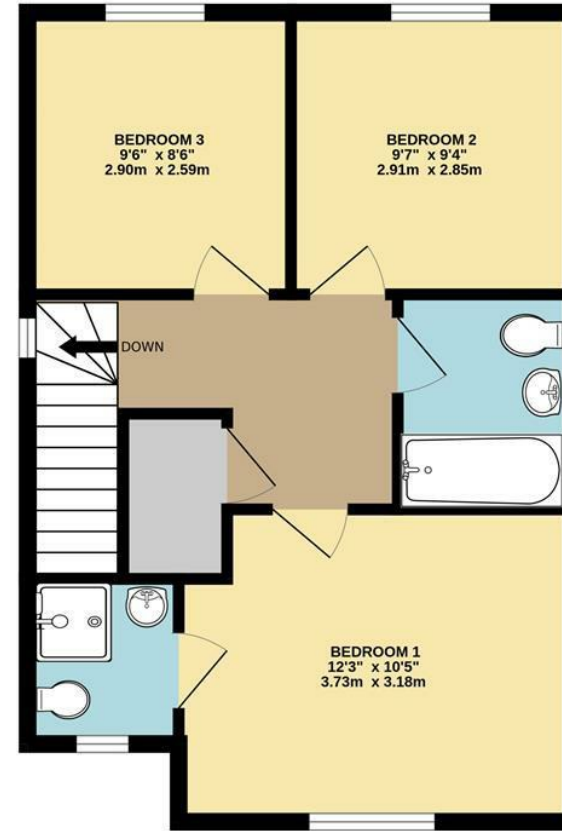
Tithebarn, Exeter, EX1 4EA

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR





SUMMARY

A modern detached home offering three spacious double bedrooms, positioned within a small cul-de-sac and enjoying a pleasant open outlook to the front. Ideally located in the popular Tithebarn area on the eastern edge of the city, the property provides excellent access to the A30, M5 motorway, Pinhoe Train Station, Sowton, The Met Office, and a range of highly regarded schools. A regular bus service to the city centre is available via the B route.

Local amenities are close at hand, including the recently opened Tesco Express on Tithebarn Way, Strawberry Fields Café, and the scenic Minerva Country Park, perfect for leisurely walks. Mosshayne Lane is also within easy walking distance, offering access to the popular Mosshayne Organic Farm Honesty Shop.

The accommodation comprises an entrance hall, ground-floor cloakroom, and a generous living room with an open outlook to the front. To the rear, a superb open-plan kitchen/dining room features modern fittings and double doors opening onto the garden, complemented by a useful separate utility room. The ground floor benefits from oak-effect LVT flooring throughout, with carpeting in the living room.

Upstairs features three generously sized double bedrooms, including a front-facing room that enjoys attractive views and benefits from its own en-suite shower room. A family bathroom, fitted with a shower over the bath, serves the remaining bedrooms. The landing also provides access to a large and practical storage cupboard.

Externally, the property boasts an enclosed rear garden, mainly laid to lawn with a paved patio area. Additional features include an outside tap and a power socket. A side gate leads to a block-paved private driveway offering off-road parking for at least two vehicles, along with an electric charging point. The single garage is equipped with power and lighting. The property further benefits from roof-mounted solar panels, contributing to improved energy efficiency.

Early viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Timber frame.

Utilities: Mains water, electricity and drainage. Broadband restricted to Fibrenest.

Estate Management Charge: Approximately £150 per year, payable to Remus.

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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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