



naomi j ryan
estate agents



End of Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 1



District Heating



Allocated Parking
Space



Enclosed Rear Garden



Council Tax Band: B

£178,500 Freehold

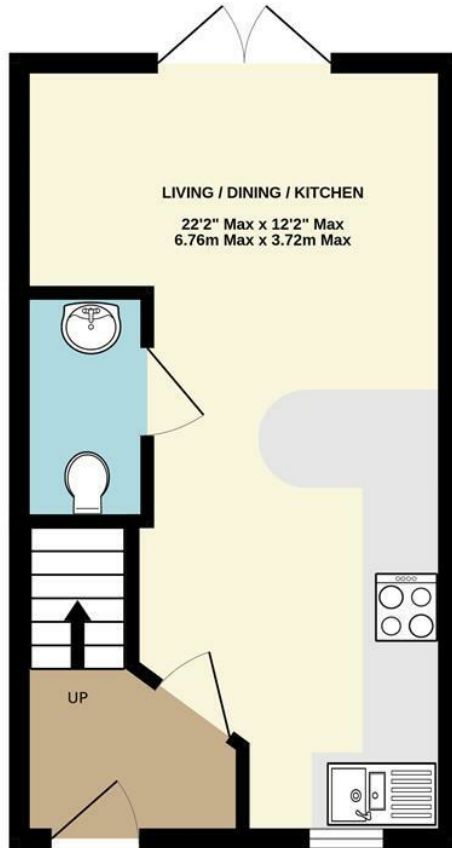
7 Moore Meadow,

Tithebar, Exeter, EX1 4AT

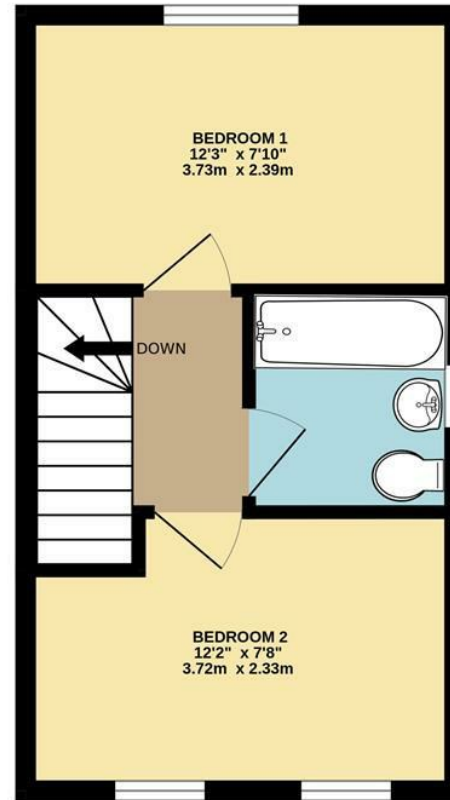
First Home Scheme Property

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

FIRST HOME SCHEME - FIRST TIME BUYERS ONLY:

A beautifully presented two-bedroom end-of-terrace house with allocated parking and a superb enclosed rear garden. 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 property has a light and spacious feel throughout with accommodation comprising entrance hall, dual aspect and open plan living/dining/kitchen with double doors to the rear garden, ground floor cloakroom, two double bedrooms, and a first floor bathroom.

Outside is a delightful enclosed rear garden, landscaped by the current owners with a paved patio, lawn area, and raised sleepers. A gate provides access to the side of the house. To the front of the house is a small area of garden and one allocated parking space.

FIRST HOME SCHEME

This property is offered for sale at a 30% discount from the full market value and is only available to purchase if you are a first-time buyer.

Please ensure you meet the following criteria before arranging an appointment to view. If you are unsure, please get in touch with us:

First Homes are available to be purchased by anyone meeting the definition of 'first-time buyer' for stamp duty purposes and should have a combined household income of less than £80,000. They should also have a local connection to East Devon, which is defined as:

1. Being permanently resident therein for a continuous period of at least 6 months out of the last 12 months or for a continuous period of three years out of the last 5 years immediately prior to being offered the affordable housing unit; or
2. Being formerly permanently resident therein for a continuous period of five years at some point in the past; or
3. Having a place of permanent work (normally regarded as 16 hours or more a week and not including seasonal employment) therein immediately prior to being offered the affordable housing unit; or
4. Having a connection through a close family member (normally mother, father, brother, sister, son or daughter) where the family resident is currently resident therein and has been so for a continuous period of at least five years immediately prior to being offered the affordable housing unit.
5. Or be a key worker / in the Armed Forces - no local connection is required if you meet one of these criteria.

MATERIAL INFORMATION

Construction notes: Timber Frame.

Utilities: Mains water, electricity, and drainage. Broadband provider: Fibrenext

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>

Estate Management Charge: Approximately £133.94 paid yearly to Remus.

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

ESTATE AGENT
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BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

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AWARDS

2024

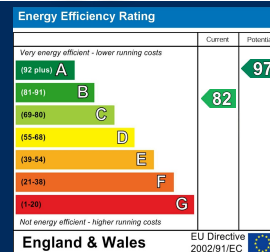
★★★★★

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.



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