

naomi j ryan
estate agents



House - Townhouse



Bedrooms: 3



Bathrooms: 2



Receptions: 2



Heating: Eon Heat



Parking: Yes



Garden: Yes



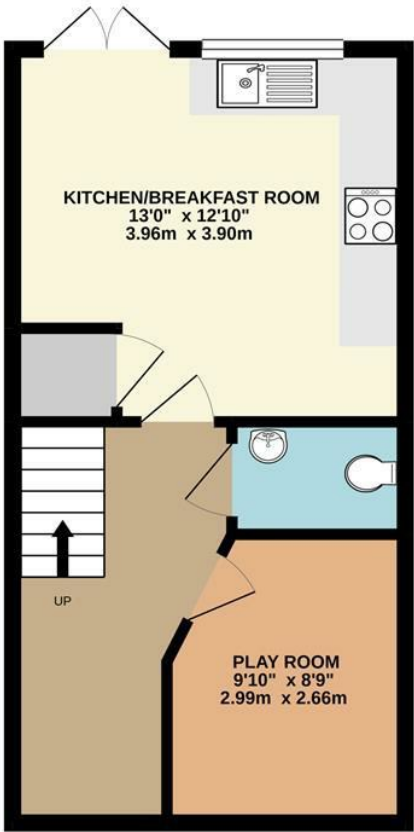
Council Tax Band: D

£1,300

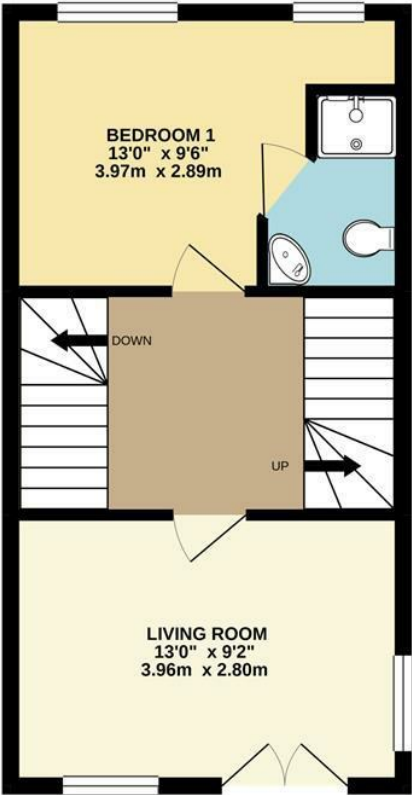
Tithebarn Way,
Tithebarn, Exeter, EX1 3YF

www.naomijryan.co.uk

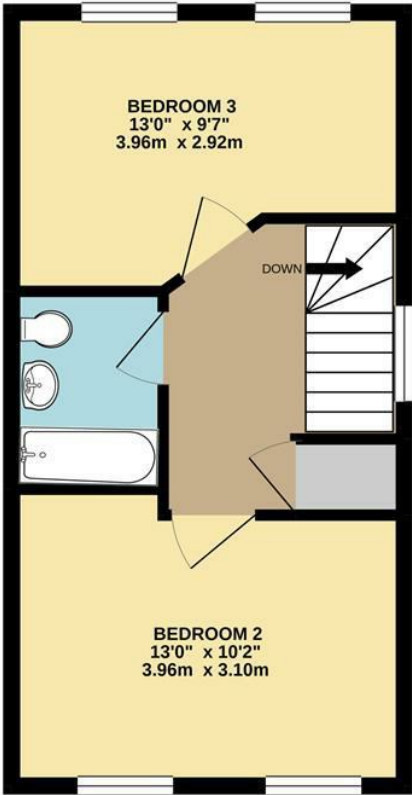
GROUND FLOOR



1ST FLOOR



2ND 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

We are delighted to offer for let this modern and very 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 a number of well regarded schools.

The spacious accommodation has just been redecorated and recarpeted throughout and comprises on the ground floor; entrance hall, WC, modern kitchen/breakfast room with doors out to the recently landscaped rear garden and second reception room.

A double bedroom with ensuite shower room and the living room with Juliette balcony are situated on the first floor with two further double bedroom's and the family bathroom on the second floor.

Outside, the enclosed front garden has an artificial lawn for ease of maintenance with a path to the front door and around the side of the property, providing gated access into the rear garden. The rear garden has a wonderful raised decking area providing a great place for seating, steps then lead down to the easy to maintain garden.

The garage can also be accessed by the service door from the garden, benefits from power, lighting and an allocated parking space which is located immediately in front.

EPC Rating B.

Council Tax Band D.

Available with immediate effect subject to satisfactory references.

In person viewings only.

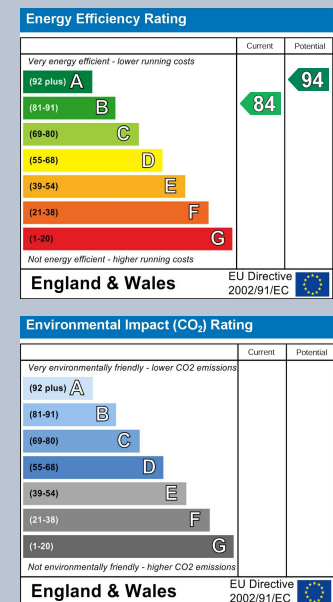
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THINKING OF LETTING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
lettings@naomijryan.co.uk



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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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