



naomi j ryan
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House - Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 1



Heating: Eon Heat



Parking: Driveway



Garden: Yes



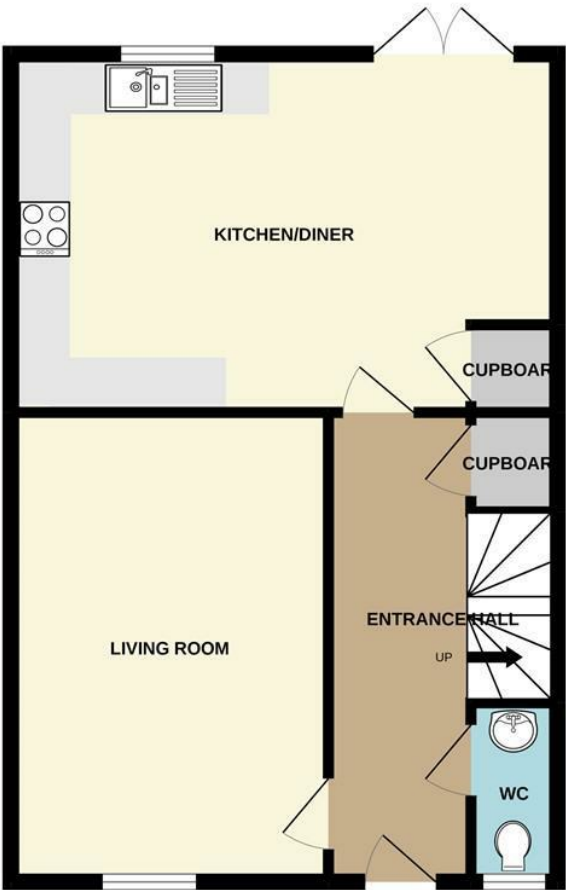
Council Tax Band:

£1,600

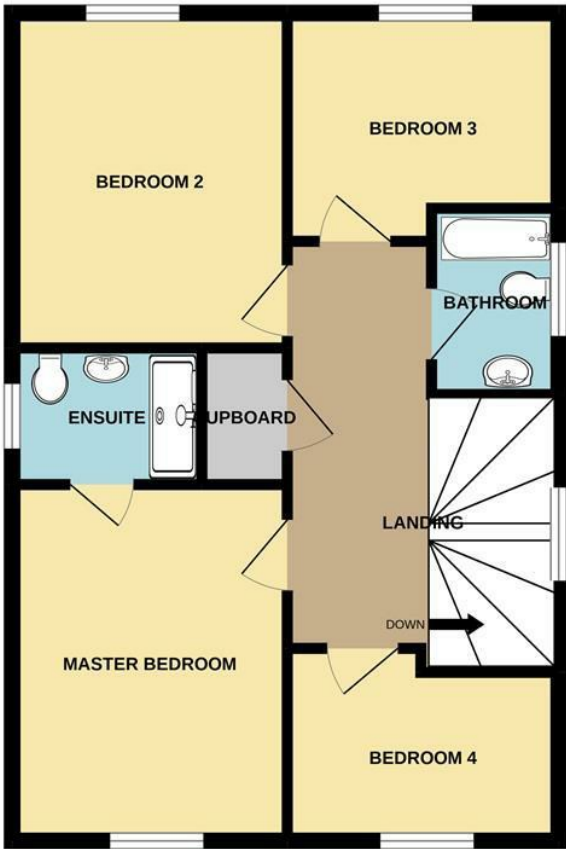
Sloe Gardens,
Tithebarn, Exeter, EX1 3UQ

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

We are delighted to offer for let this executive detached property in the popular Cavanna Homes Development, on the outskirts of Pinhoe, Exeter.

The property is exceptionally well presented throughout and is finished to the highest standard with neutral décor, high gloss units and smart fixtures and fittings including integral appliances in the kitchen and upgraded tiling in the bathrooms.

Close to the Met Office, Science Park and transport links, it is in a prime location for those commuting in and out of the city as well as families with children in the highly regarded schools that are situated close by.

In brief the property comprises, on the ground floor, of a downstairs cloakroom, spacious lounge facing the front aspect and large kitchen diner to the rear with french doors to the level, west facing rear garden. On the first floor there are two double bedrooms and two single, the master bedroom with luxurious ensuite which has a rainfall shower head as well as the standard option. There is also a spacious landing with storage cupboard. Flooring being laid next week.

Outside to the front of the property is a small shrub area, a driveway providing parking for two cars and garage with power and lighting. To the rear there is a large, level, fully enclosed garden which is laid to lawn with patio area. A side gate provides access to the driveway.

The property overlooks the new play area and nature reserve and walks around the 15 acre country park are on the doorstep.

The development also offers a fully equipped sports field, allotments, Park and Ride services to Exeter, plus new local shops and businesses, along with a planned primary school.

Available end May/early June 2022.

Please call or email now to book your viewing appointment.

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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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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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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