



naomi j ryan
estate agents



House - Townhouse



Bedrooms: 4



Bathrooms: 2



Receptions: 2



Heating: Eon Heat



Parking: 2 Spaces



Garden: Yes



Council Tax Band: D

£1,650

Elmores Well Avenue,

Stone Barton Way, Exeter, EX1 3XG

www.naomijryan.co.uk



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 versatile and semi-detached townhouse in the popular area of Tithebarn, on the outskirts of Pinhoe, Exeter.

The property is well presented throughout and is finished to the highest standard with neutral décor and top quality fixtures and fittings including integral appliances in the kitchen.

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; a superb open plan living/dining/kitchen with French doors opening on to the rear garden which has an artificial lawn, a generous paved patio area and two large storage units, a study/fourth bedroom and a cloakroom. There is also a useful storage cupboard in the hallway and under stairs cupboard in the dining area.

On the first floor you will find a bright and spacious lounge/bedroom/reception room and master bedroom with ensuite shower room.

On the second floor are two further spacious double bedrooms and a family bathroom comprising three piece suite and shower over the bath.

Outside, to the front of the property are two allocated parking spaces and an outlook over the attenuation pond and the 15 acre country park which is situated just to the left. The rear garden is enclosed with timber fencing and a side gate provides access.

Pets considered with an additional pet rent of £25 per pet, per month.

Available start-mid June 2026.

Holding Deposit £380.



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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		85	95
(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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2022



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