



naomi j ryan
estate agents



House - Semi-
Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Heating: Eon



Parking: Yes x2



Garden: Yes



Council Tax Band: C

£1,325 Per Month

Hutchings Drive,
Tithebarn, Exeter, EX1 3UQ

www.naomijryan.co.uk

Hutchings Drive, Tithebarn, Exeter, EX1 3UQ

£1,325 Per Month

Deposit Amount: £1,528



SUMMARY

We are delighted to offer for let this very well presented Persimmon home in the popular Tithebarn Development, on the outskirts of Pinhoe, Exeter.

Close to the Met Office, Science Park and transport links in and out of the city it is in a prime location.

In brief the property comprises on the ground floor; a spacious living room, WC and kitchen diner with French doors to the rear garden.

On the first floor there are two double bedrooms and a family bathroom. The master bedroom with its own ensuite is on the second floor.

The rear garden is turfed, with a shed provided for storage.

To the side of the property there are two allocated parking spaces.

EPC Rating B.

Council Tax Band C.

Holding Deposit £305.



naomi j ryan
estate agents



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(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		

