



naomi j ryan
estate agents



House - Semi-Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



District Heating



Allocated Parking for 2
Cars



Enclosed Rear Garden



Council Tax Band: TBC

£1,350 Per Month

Hutchings Drive,
Tithebarn, Exeter, EX1 3UQ

www.naomijryan.co.uk

Hutchings Drive, Tithebarn, Exeter, EX1 3UQ

£1,350 Per Month

Deposit Amount: £1,557



SUMMARY

We are delighted to offer for let this brand new 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, 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 situated on the third floor

The rear garden is going to be turfed, and there will also be a shed provided for storage.

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

The property is available with immediate effect on a long term basis.

One pet will be considered for the right applicant, subject to an additional pet rent of £25 per month.

EPC Rating B

Council Tax Band TBC



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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		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		

