

naomi j ryan
estate agents



House - Townhouse



Bedrooms: 3



Bathrooms: 3



Receptions: 1



Heating: Eon



Parking: Yes



Garden: Yes



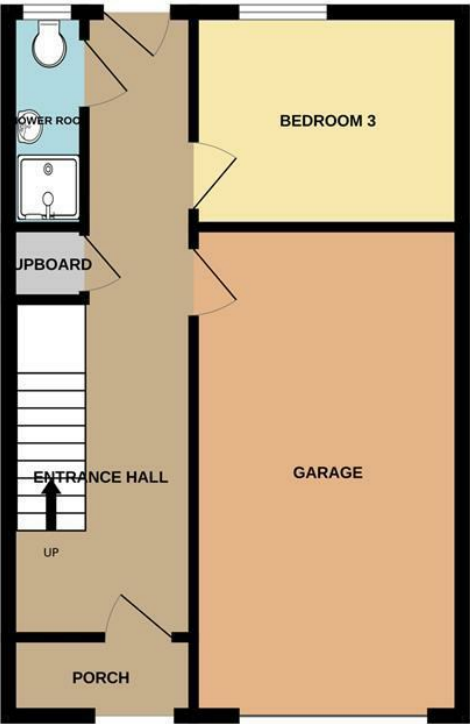
Council Tax Band: D

£1,525

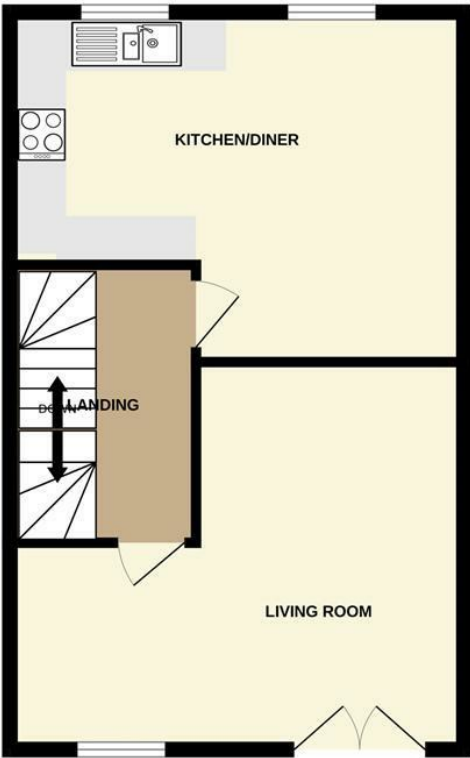
Jordan Drive,
Tithebarn, Exeter, EX1 3FQ

www.naomijryan.co.uk

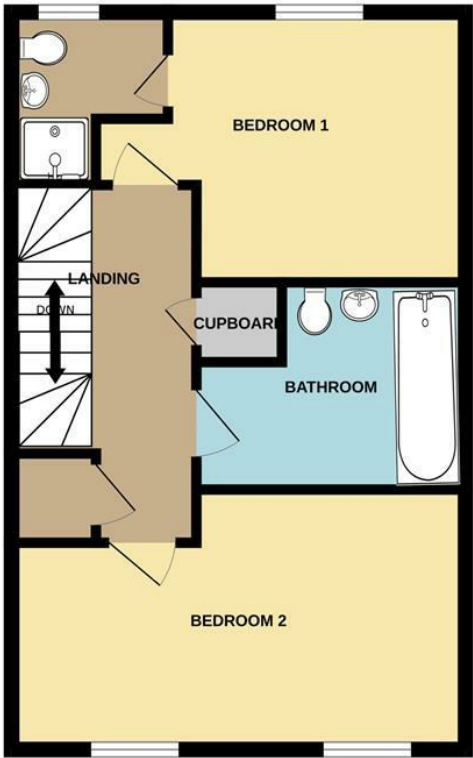
GROUND FLOOR



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 stunning three double bedroom townhouse, located in the popular area of Tithebarn, Pinhoe.

The stunning Linden Homes Property is laid out over three floors, with third bedroom, cloakroom and integral garage on the ground floor. The first floor comprises the living room and kitchen diner with integral washing machine, dishwasher and fridge freezer. The second floor has the master bedroom with ensuite shower room and a further double bedroom and bathroom.

Outside the rear the garden is laid to artificial lawn with large patio area, to the front is a driveway offering off road parking for up to two cars, leading to the integral garage which has power and lighting.

Tithebarn is situated is on the North Eastern edge of Exeter with excellent transport links to Sowton Industrial Estate, Met Office, Exeter International Airport, M5 and A30. The village is also on the main rail route to London, with a service to Waterloo and Exeter from Pinhoe Station and benefits from local shops, post office, village hall, library and schools for all ages.

The property is available from May 2025, subject to satisfactory references.

Sharers considered.

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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		94
(81-91) B	84	
(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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