

naomi j ryan  
estate agents



House - End Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Eon



Parking: Yes



Garden: Yes



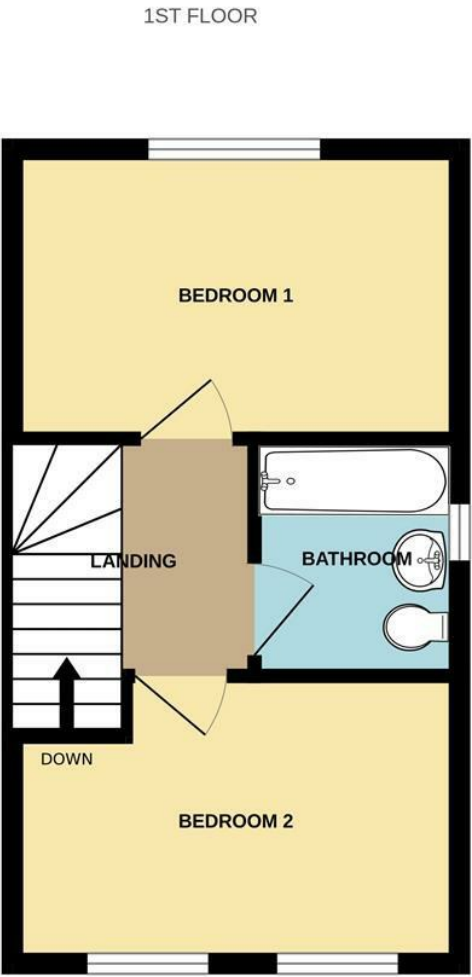
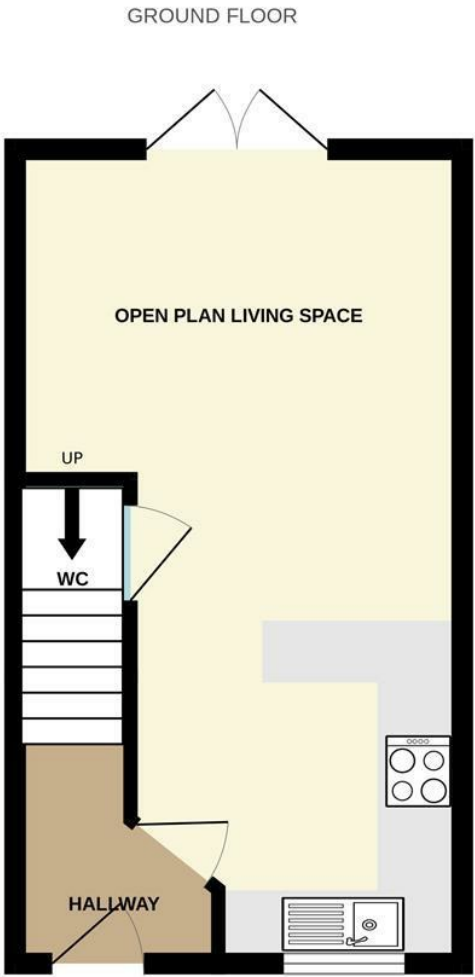
Council Tax Band: B

£1,200

Hutchings Drive,

Tithebarn, Exeter, EX1 3UQ

[www.naomijryan.co.uk](http://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 smartly presented two bedroom end terrace property in the popular and vibrant area of Tithebarn, on the outskirts of Exeter.

The property is perfectly placed for commuting in and out of the City, is within walking distance to the Science Park and Met Office and is close to all major cycle routes taking you in and around the local area.

With an open plan kitchen/living/dining room on the ground floor and two double bedrooms and bathroom on the first floor the property is ideally suited to a professional person or couple.

Outside to the rear there is a low maintenance garden with patio area and lawn, and to the side of the property is a driveway providing off road parking for two cars.

EPC Rating B

Council Tax Band B

Available from the beginning of July

Apologies, we are unable to accept pets or sharers at this property



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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](mailto:lettings@naomijryan.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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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