



naomi j ryan
estate agents



House - Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Heating: Eon Heat



Parking: Yes



Garden: Yes



Council Tax Band: D

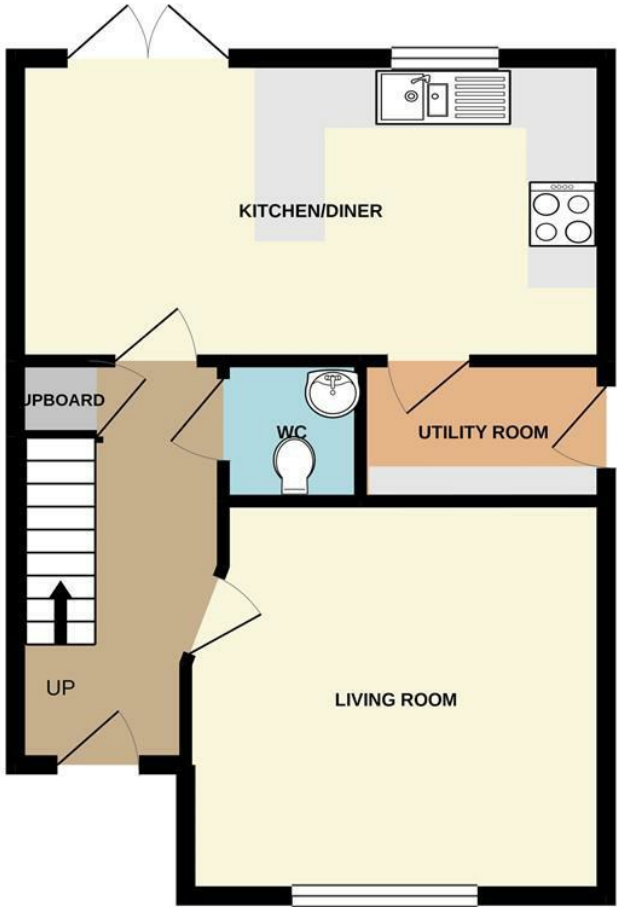
£1,495

Hutchings Drive,

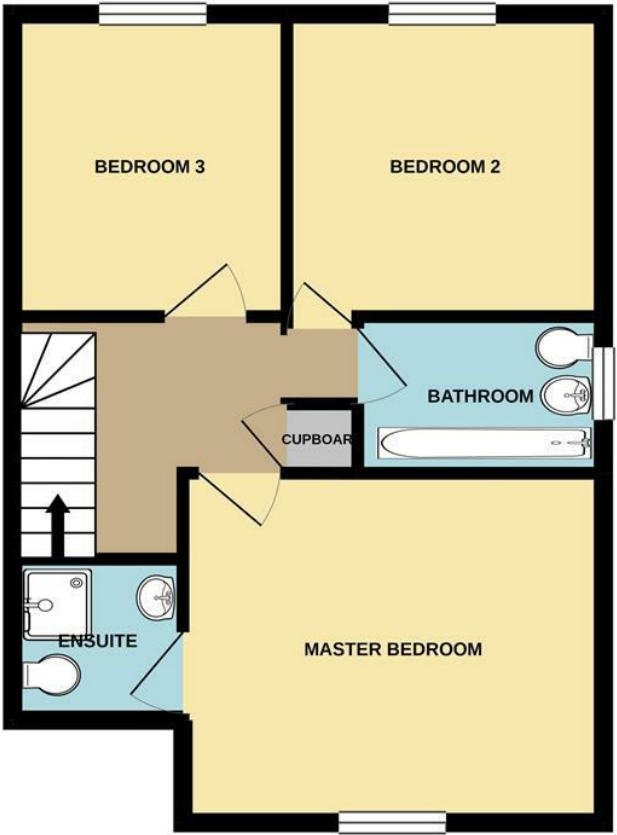
Tithebarn, Exeter, EX1 3UQ

www.naomijryan.co.uk

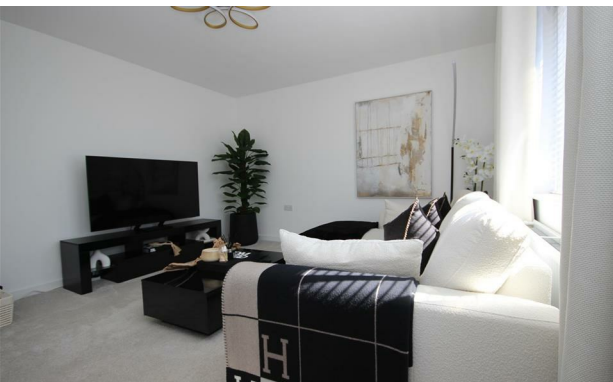
GROUND FLOOR



1ST 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

Stunning Detached Three Bedroom home in Tithebarn, Exeter.

This beautiful, detached Persimmon home in the popular Ashworth Place Development on the outskirts of Pinhoe, Exeter.

Exceptionally presented throughout and finished to the highest standard the property has neutral décor, polished porcelain floor tiles, high grade carpets and top quality fixtures and fittings and is available on a long term basis.

Close to the Met Office, Science Park and transport links in and out of the city it is situated in a fantastic location and is also directly opposite the development site for the new primary school for Pinhoe and Westclyst which comes with outstanding Ofsted reports.

In brief the property comprises, on the ground floor of a spacious living room, a large kitchen diner with French doors to the rear garden, a utility room off the kitchen and a downstairs WC. The superb kitchen has a range of modern units and comes fully equipped with integrated appliances including fridge freezer and dishwasher with an integrated washing machine in the utility room.

On the first floor there are three double bedrooms, master with ensuite and family bathroom. There is also a spacious first floor landing.

The private rear garden is predominantly laid to lawn with a small patio area and is enclosed on all sides with brick wall, there is both side and rear access, the rear gate providing direct access to the garage and allocated parking space/driveway.

We are able to consider one dog with an additional pet rent of £25 per month considered on a case by case basis.

EPC Rating B

Council Tax Band D

Holding Deposit £346

Available mid-December 2025



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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		95
(81-91) B	83	
(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		



BRITISH
PROPERTY
AWARDS

2022



GOLD WINNER

ESTATE AGENT
IN EXETER



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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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