



naomi j ryan
estate agents



House - End Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Eon Heat



Parking: Yes



Garden: Yes



Council Tax Band: C

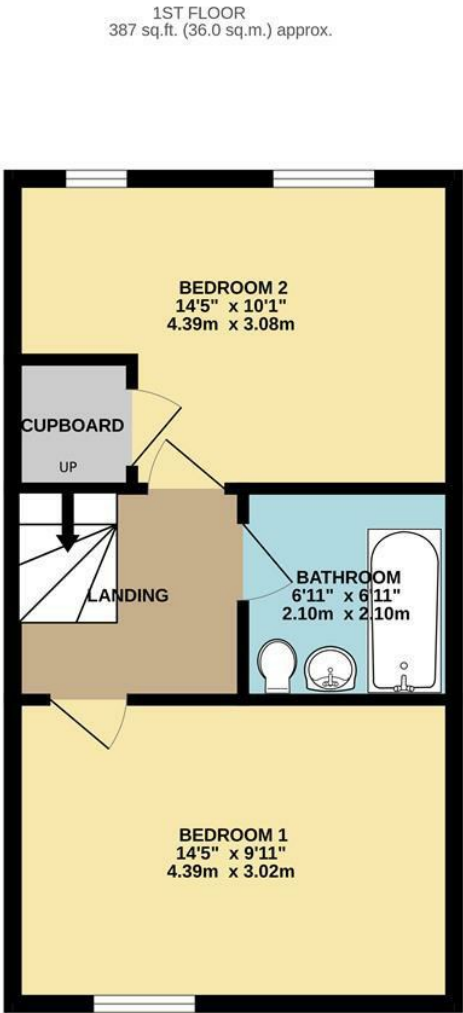
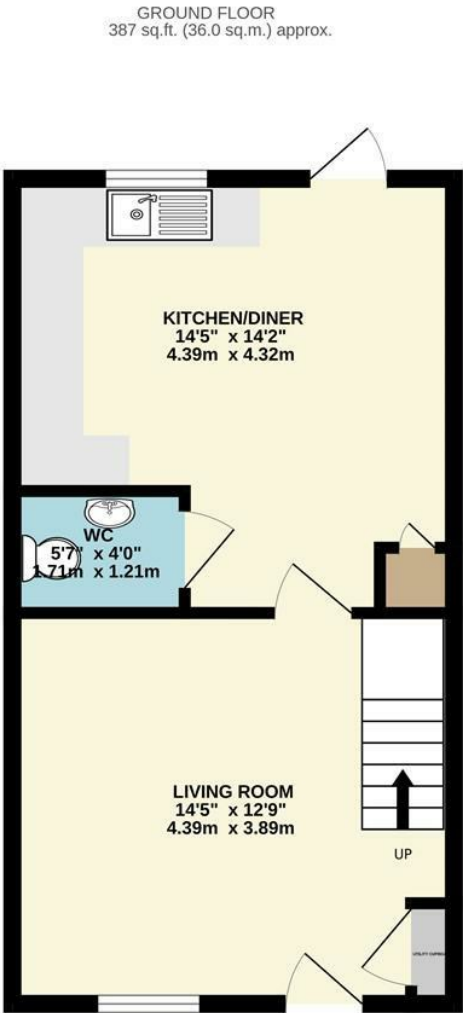
£1,100



Jennings Gardens,
Tithebarn, Exeter, Devon, EX1 4BL

www.naomijryan.co.uk

Deposit Amount:



TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.

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

Nestled in the charming Jennings Gardens of Tithebarn, Exeter, this immaculately presented terraced house offers a delightful living experience. Boasting two generously sized double bedrooms, this property is perfect for small families or professional couples seeking a comfortable home.

Upon entering, you will find a welcoming living room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The spacious kitchen diner is a standout feature, offering ample space for dining and cooking. Additionally, the ground floor cloakroom adds convenience for both residents and visitors alike.

The exterior of the property is equally appealing, with a lovely lawned garden that provides a serene outdoor space for leisure and enjoyment. A shed is included for additional storage, and side access enhances the practicality of the garden area.

This property is conveniently located close to a variety of amenities, schools, and transport links, ensuring that everything you need is within easy reach. Furthermore, it comes with the added benefit of two allocated parking spaces.

Presented to the lettings market for the first time, this property is ideal for those seeking a long-term rental. With its excellent condition and prime location, it is sure to attract interest from discerning tenants. Do not miss the opportunity to make this lovely house your new home.

EPC Rating B

Council Tax Band C

Holding Deposit £253



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	89	91
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		

