

SHALE ROW, EXETER, EX1 3XH  
GUIDE PRICE £350,000 - £375,000





An immaculately presented, modern three bedroom detached home. Tucked away on a no through road in a quiet location within the popular Tithebarn development, located on the eastern edge of the city the property offers fantastic access to the A30, M5 motorway, Pinhoe Train Station, Sowton, The Met Office, and well-regarded schools.

The accommodation is light and spacious throughout comprising in brief Entrance hall, Living room, Kitchen / Dining Room and WC to the ground floor. Three good sized bedrooms are situated to the first floor, the principle bedroom offering an ensuite shower room, and a family bathroom.

Outside the property offers a good sized enclosed rear garden with a laid lawn area with a paved dining/seating area. There is side access and also side access to the garage where the parking is located.



The current owners also have added a summer house with double UPVC doors opening into the garden.

The property benefits from district heating.

HALL Laminate flooring with radiator and smoke alarm. Doors leading to the lounge and kitchen/dining room. Stairs to the first floor and storage cupboard space for coats and jackets.

LIVING ROOM A spacious and bright dual aspect lounge with carpet flooring. Two radiators, TV point and aerial point.

KITCHEN / DINING ROOM Open plan kitchen/dining Room with ample drawers and eye level units. Quartz wood effect worktop, window cill and riser. Integrated dishwasher, fridge/freezer, electric cooker/hob and extractor fan. One and half sink with mixer tap and drainer. Large understairs cupboard for storage. Space for a dining room table and chairs. French doors leading out to the rear garden.

CLOAKROOM Matching suite with white low level toilet and basin with tiled splash back. Extractor fan, radiator.

FIRST FLOOR LANDING Window to the rear aspect, loft hatch, large storage cupboard and one radiator.

MASTER BEDROOM A spacious main bedroom with two windows to the side and front aspect. Two radiators. Flooring is carpeted. Door to en-suite

EN-SUITE Shower cubicle with an electric shower and tiled floor to ceiling. Matching toilet and wash basin. One radiator, extractor fan and window to front aspect.



BEDROOM TWO Windows to the front and side aspect. One radiator and carpet flooring.

BEDROOM THREE Window to the side aspect. One radiator and carpet flooring.

FAMILY BATHROOM White matching bath suite with shower over, toilet and wash basin. One radiator, extractor fan and window to the front aspect.







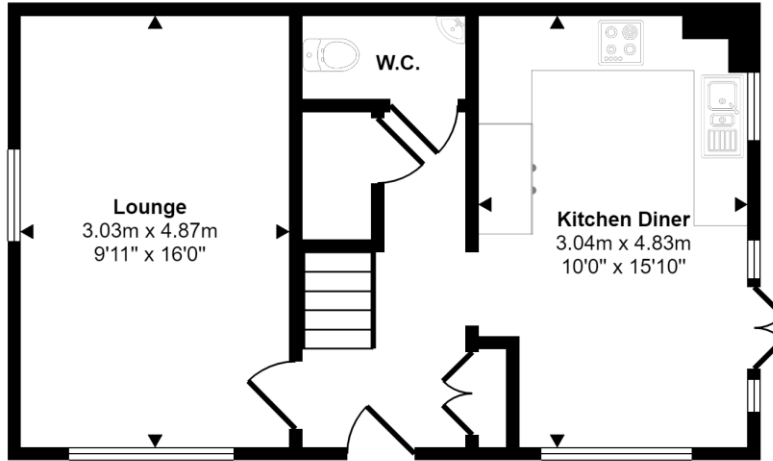
**REAR GARDEN** The property benefits from occupying a generous corner plot site which keeps a low maintenance garden. Garden opens out to a good size shaped area of lawn with a patio area for dining and also leading down to the garage door. The rear garden is enclosed to all sides & provides a side access gate.

**SUMMER HOUSE** The garage space has been modified to provide an excellent summer house with double UPVC doors opening out to the garden.

**GARAGE AND PARKING** The garage and driveway are to the side of the property. The garage has an up and over door with parking to the front of the property. There is a rear alleyway which has a gate to access front of the property and also the garage.

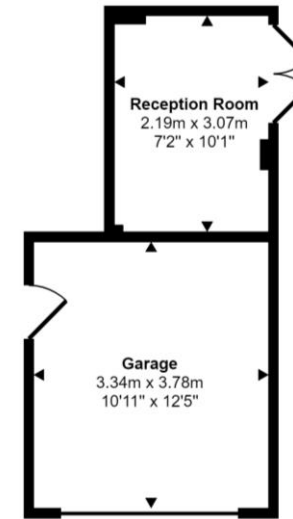


Approx Gross Internal Area  
99 sq m / 1066 sq ft



Ground Floor

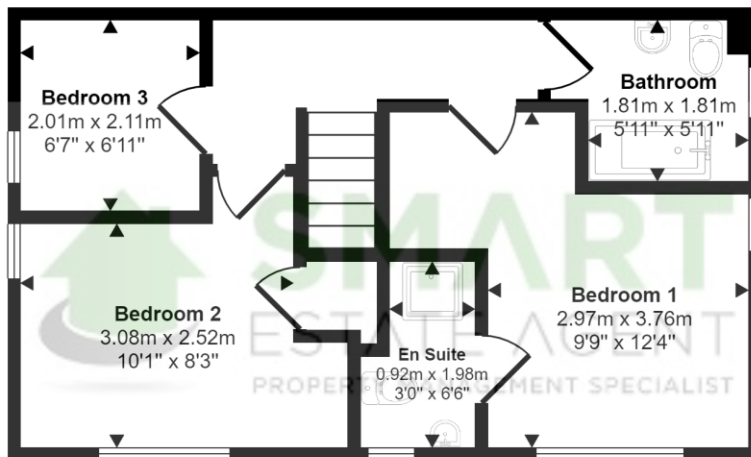
Approx 40 sq m / 428 sq ft



Garage/Reception Room

Approx 20 sq m / 212 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor

Approx 40 sq m / 426 sq ft

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		