



 **SMART**  
ESTATE AGENT

Strawberry Fields, Exeter, EX1

Guide Price £325,000

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ESTATE AGENT  
PROPERTY MANAGEMENT SPECIALIST

# Key Features

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- Two adjacent parking spaces
- Turn-key home
- Modern finish throughout
- Appliance upgrades
- Three toilets
- Sizeable plot
- Three double bedrooms
- Master En-suite



*NO CHAIN. A turn key home situated in the heart of the ever popular Tithebarn development offering three double bedrooms with master en-suite, sizeable gardens, double driveway and spacious accommodation throughout.*





Upon entering the home, you are welcomed by a spacious entrance hall perfect for storing shoes and coats. Following through, you will find the living room, which is a sizeable space offering ample room for sizeable furniture, as well as being light and airy thanks to the large uPVC double-glazed front window which floods the room with natural daylight.

A hallway separates the living room and the kitchen, and between them is a useful WC which includes a wash hand basin.

The modern kitchen is situated at the rear of the property, enjoying views over the garden. In brief, there is an abundance of worktop surface along with base and eye-level units. There is also a range of integrated appliances including a fridge freezer, electric hob with oven below, and a washing machine. The kitchen also provides access to the garden via French doors.

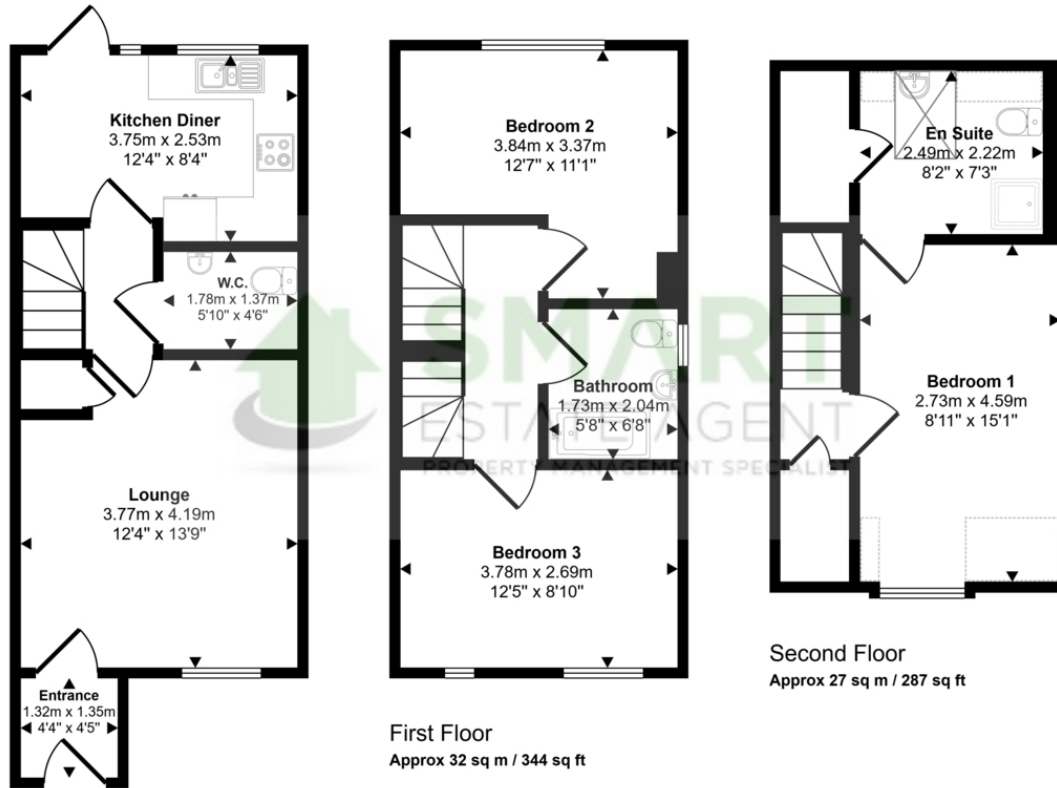
On the first floor, you will find two sizeable double bedrooms, both offering ample room for bedroom furniture. The main family bathroom is within easy access to both bedrooms and incorporates a contemporary white three-piece bathroom suite with a heated towel rail.

The master bedroom and en-suite is found on the top floor and is a fantastic size spanning across the length of the house. The bedroom features vaulted ceilings, giving a feeling of uniqueness whilst remaining spacious. The en-suite is found just off the bedroom and covers an impressive size of floor space, including a shower, WC, wash hand basin, and heated towel rail. There is also a convenient storage cupboard.

The rear garden is a blank canvas ready for anyone to add their own stamp and create something tailored to their own taste. The garden provides rear access to the front, where you will find a driveway allowing parking for two cars adjacent to each other.



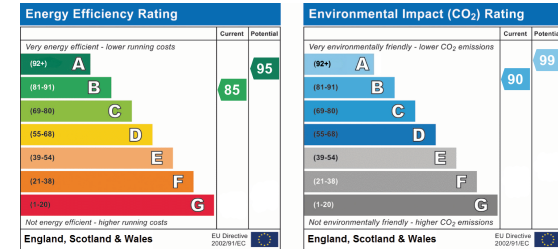
Approx Gross Internal Area  
92 sq m / 991 sq ft



Ground Floor  
Approx 33 sq m / 360 sq ft

Denotes head height below 1.5m

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.



**Tenure Type:** Freehold  
**Council Tax Band:** D  
**Council Authority:** Exeter City Council