



## Semi Detached Modern Town House

CHECK OUT this Modern, Spacious, Semi-Detached TOWN HOUSE. Immaculate inside & out. Patio & Sunny Garden Area. Kitchen, Living/Dining Room, 3 Double Bedrooms, En-suite Shower + Bathroom + Cloakroom. New suburb of Tithebarn, easy access to Schools, Shops, Transport, Rail Station & M5. Garage & Off-Road Parking

[27 Elmores Well Avenue](#) | [Exeter](#) | [EX1 3XG](#)



thoroughly good property agents



PROPERTY TYPE

Semi Detached Town House



SIZE

1,152 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON District Heating System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

85 B



COUNCIL TAX BAND

D



### in a nutshell...

- 3 Double Bedrooms
- Living/Dining Room
- Modern upgraded Kitchen
- En-suite Shower + Bathroom
- Sunny Private Terrace & Garden area
- Off Road Parking + Garage
- Surrounded by Green Space Areas
- Easy access to A30 & M5
- Close to Shops, Schools, Amenities & Rail Station





## the details...

CHECK OUT this Modern Barratt Homes built Semi Detached Town House.

Located in the ever growing and popular area of Tithebarn, close to the Science Park, East of Exeter City. In this newly developing suburb of Exeter, Tithebarn gives easy access to the M5, A30, Cranbrook Town with Rail Station, Schools, Shops & Amenities and close suburb of Pinhoe, also with Shops, Schools, Amenities & Rail Station, leading directly to London Waterloo and Exeter Central.

The property is located just a short walk from the surrounding 'Green Space' areas, with cycle tracks, dog walks and giving this modern estate and country feel. Sidmouth & Exmouth Beaches being a short drive away.

Set back from the road via green space and a typical Town Garden frontage, the Entrance Hall gives access to the Kitchen. Modern, upgraded, with integral appliances such as dishwasher, washing machine, fridge freezer, electric oven, hob and cooker hood. There is a lovely Silestone quartz effect work surface, gloss grey units, plenty of storage, under unit and floor lighting. A very nice space that overlooks the front. There is a ground floor Cloakroom, and the main Living space overlooks the rear Garden & Patio area. There is ample room for a Dining Table and Sofas/Chairs. French doors lead out to the Patio.

The first floor gives two Double Bedrooms, one overlooking the front and one overlooking the rear with a middle focused 'Jack & Jill' Bathroom.

The top floor gives the main suite. A fabulous spacious room, with Velux style windows giving plenty of natural light. There is space for a desk and chair for the home office space and a lovely En-suite Shower Room, again with Velux style window.

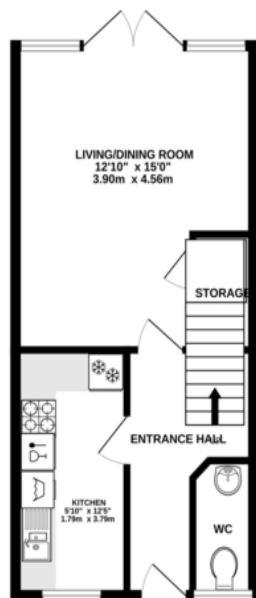
To the rear the sunny Garden and Patio leads via a side gate to an Off-Road Parking Space and attached Garage, with power & light and space for a tumble dryer.

This Family Home is well worth a look!



## the floorplan...

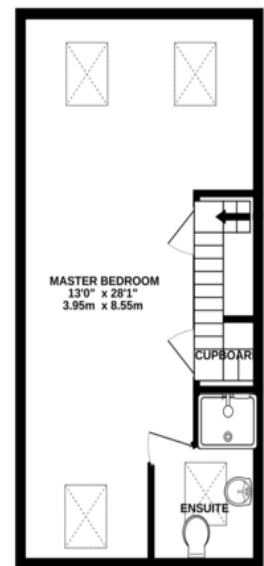
GROUND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



2ND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 1152sq.ft. (107.0 sq.m.) approx.

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