



## Modern Detached FAMILY HOME

CHECK OUT this modern Cavanna Homes Built - 6-month-old - Detached HOME. Located in the popular Tithebarn Suburb of Exeter, close to Train Station, Shops Schools & Amenities 3 Bedrooms, Living Room, Kitchen Dining Room OVERLOOKING local Green Space. En-suite Shower + Bathroom. Garden & Off-Road Parking

13 Bronze Drive | Exeter | EX1 3ZN





PROPERTY TYPE

Detached House



SIZE

1,012 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

82B



COUNCIL TAX BAND

D



### in a nutshell...

- Less than 1 year old
- 3 Bedrooms
- Living Room + Kitchen Dining Room
- OVERLOOKING Green Space
- En-suite Shower + Bathroom + Cloakroom
- Spacious Garden
- Off Road Parking
- Close to Schools, Shops, Train & Bus
- Easy access to A30, M5 & City Centre





## the details...

CHECK OUT this VERY NICE, almost new HOME.

Built by Cavanna Homes and located in this ever-popular suburb of Exeter. Just a short distance away from Cranbrook Town, with Train link to Exeter & London, & Pinhoe Train Station too. The M5 & A30 are a short drive as are local Schools & Exeter City Centre.

"The Tithebarn area to the east of Exeter, has been conceived and designed for modern living but with the best aspects of village communities in mind.

Homeowners can enjoy walks at the nearby Minerva Country Park and in time will be able to make use of new play parks, football pitches and allotments that are planned for the area.

The centre of Exeter – named in successive surveys as one of the best small cities to live in – is just four miles away and so easy to reach by bike, train or bus. Nearby Park and Ride facilities."

Overlooking the public Green Space, the home has Garden frontage. The Entrance Hall leads to the main Living Room, with box bay window overlooking the front, giving a pleasant view & natural light, with French Doors leading out to the rear Garden.

The Kitchen Dining Room is well fitted with plenty of cupboards, work surfaces, an integral fridge freezer, electric oven, hob & cooker hood, an integral dishwasher, with a window overlooking the rear Garden & dining table space overlooking the front. There is also a separate ground floor Cloakroom with toilet & sink.

The first floor provides 3 Bedrooms. The main Bedroom with box bay window overlooks the green space & has an en-suite Bathroom. There are two further Bedrooms & a Bathroom.

On a corner lot the rear Garden is enclosed, ideal for pets & Garden parties! Side gated access leads directly to the Off-Road Parking area for a number of cars.

A lovely modern Family Home – Well worth a look!

EON district community electric heating system.

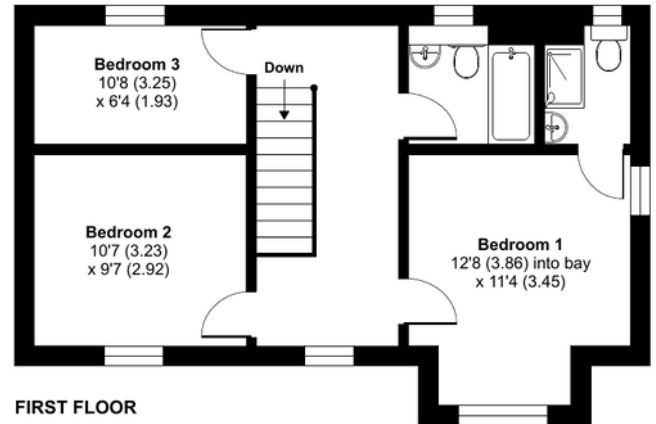
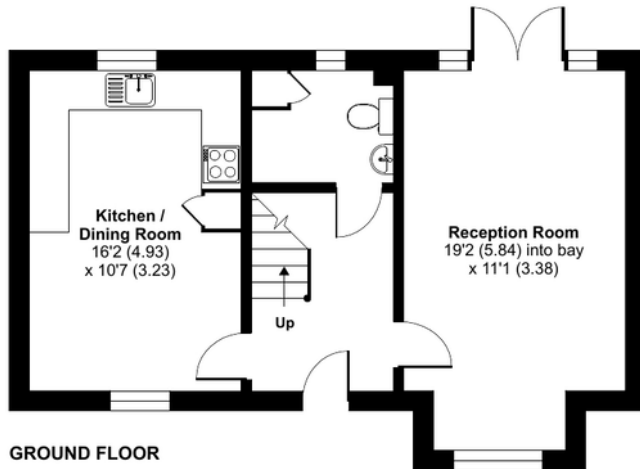
Tenure: Freehold  
Council Tax Band D

the floorplan...

## Bronze Drive, Tithebarn, Exeter, EX1

Approximate Area = 1012 sq ft / 94 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1202547



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