



Connells

Flay Field
Tithebarn Exeter

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Tithebarn Exeter EX1 3YA



Property Description

A 4 bedroom (1 en-suite) + study DETACHED HOUSE located in the TITHEBARN location of Exeter, with great transport links into Exeter and ideal for commuters to access the M5 & A30, ideal for local shops, schools, further shops and train station at Pinhoe. The home is in immaculate condition and ready to move into also with a great kitchen/diner across the rear of the house to enjoy entertaining. The rear garden has been landscaped to form a good space for children to enjoy and there is driveway parking to a GARAGE. The accommodation comprises:- Entrance hallway, study/reception 2, lounge, kitchen/diner, utility room, separate WC, first floor landing, 4 bedroom, en-suite and family bathroom.

Entrance Hall

Double glazed obscured door to front, wall mounted radiator.

Study/ Reception 2

9' 8" x 10' 8" (2.95m x 3.25m)

Double glazed front aspect window, wall mounted radiator.

Living Room

13' 3" x 10' 7" (4.04m x 3.23m)

Double glazed front aspect window, double glazed side aspect window, wall mounted radiator.

Kitchen/ Dining Room

20' 4" x 9' 6" (6.20m x 2.90m)

Double glazed rear and side aspect window, double glazed patio doors to rear, wall and base units, work surfaces, 1 1/2 bowl stainless steel sink unit, built-in dish washer and fridge freezer, double electric oven, electric hob with extractor over, wall mounted radiator.

Utility

6' 2" x 5' 2" (1.88m x 1.57m)

Double glazed obscured door to rear, built-in washing machine, storage cupboard housing boiler, wall mounted radiator.

Downstairs WC

Double glazed obscured side aspect window, low level toilet, wash hand basin, wall mounted radiator.

Landing

Double glazed side aspect window, storage cupboard.

Bedroom 1

11' x 11' 4" (3.35m x 3.45m)

Double glazed rear aspect window, built-in mirrored wardrobes, wall mounted radiator.

En-Suite

Double glazed rear aspect window, shower cubicle with mains shower, low level toilet, wash hand basin, tiling, extractor fan.

Bedroom 2

11' 6" x 10' 10" into door recess (3.51m x 3.30m into door recess)

Double glazed front aspect window, built-in wardrobes, wall mounted radiator.

Bedroom 3

9' 8" x 9' 2" (2.95m x 2.79m)

Double glazed front aspect window, wall mounted radiator.

Bedroom 4

8' 3" x 7' 6" (2.51m x 2.29m)

Double glazed front aspect window, wall mounted radiator.

Bathroom

Double glazed obscured rear aspect window, bath, electric shower, low level toilet, wash hand basin, tiling, extractor fan, heated towel rail.

Outside

Patio area, lawn, raised flower beds, tap, gate to front access, all enclosed by walls and fencing. Side bin store. Driveway parking space.

Garage

19' 4" x 9' 7" (5.89m x 2.92m)

Double glazed obscured door to side, up and over door, eaves storage, power and light.

Agents Note

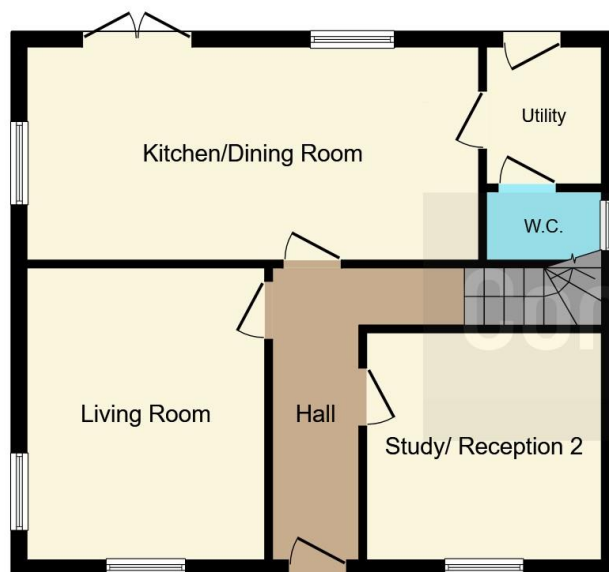
Heating is provided by District E-On system.

Council Tax Band: E









Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

Tenure: Freehold

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