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20 Tithebarn Way, Exeter, Devon, EX1 3FP



SOUTHGATE
— ESTATES —

£325,000





20 Tithebarn Way, Exeter

A beautifully-presented three bedroom family home, located in the Tithebarn area of Exeter. The property has the advantage of an enclosed garden to the rear, as well as a garage and allocated parking space. The internal accommodation briefly consists of an entrance hallway with access to the convenient downstairs cloakroom, kitchen and the living room which leads into the dining area. The first floor offers three bedrooms, with an en suite to the master, and a family bathroom.

The ideal location is within close proximity to a number of amenities and is just over half a mile from Pinhoe, offering a train station, a GP surgery, various eateries/pubs and a convenience store. Tithebarn is also well placed for access to the M5 and A30 for commuting.



Ground Floor The front door opens into the entrance hallway which provides access to the living room, kitchen and downstairs cloakroom, with stairs rising to the first floor. The dual aspect living room features windows to both the front and rear, with an opening to the dining room, offering both spaces with an open-plan feel. The dining room also enjoys French doors opening directly out to the garden, and a built-in cupboard under the stairs. An opening leads into the spacious kitchen which contains a range of matching wall and base units, with fitted worktops, a tiled splashback and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include an oven with an electric hob and extractor hood over, a dishwasher, a tall fridge freezer, and space for a washing machine. Windows face the front and rear aspects.



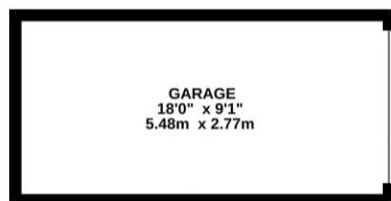
First Floor Stairs rise to the first floor landing which provides doors to the three bedrooms and the family bathroom, plus a window to the front aspect. The master bedroom benefits from a window to the front aspect, and a door to the en suite shower room, incorporating a close coupled WC, a pedestal wash basin with a mixer tap over, and a shower cubicle. An obscured window faces the rear aspect. Bedrooms two and three are also doubles, with an outlook to either the front or rear. Finally, the main bathroom comprises a close coupled WC, a pedestal wash basin with a mixer tap over and a bath with a mixer tap and shower over. There is also a large built-in cupboard, and an obscured window to the rear aspect.

Garden, Garage & Parking French doors open to the enclosed rear garden which features a patio area complemented by raised flowerbed borders, and steps leading to a further elevated terrace. This space provides an ideal spot for outdoor seating and entertainment. A gate at the rear leads out to the garage which includes an up-and-over door opening to the allocated parking space.

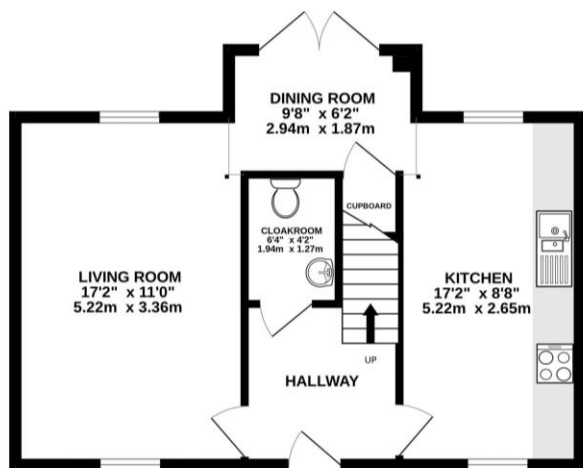
Property Information Tenure: Freehold. Council tax band: E. Floor Area: Approx 96m².

- *Three Bedrooms*
- *Garage & Parking*
- *Enclosed Garden*
- *Detached House*
- *Well-Presented*
- *Convenient Location*

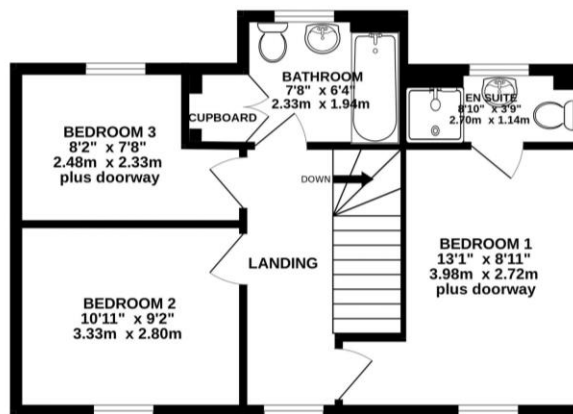




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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