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45 Grambrel Rise, Exeter, EX1 3FR



SOUTHGATE
— ESTATES —

£495,000

Guide Price





45 Grambrel Rise

A beautifully presented four bedroom family home located in a popular new development within Tithebarn. The property offers sizeable living accommodation that has been beautifully kept by the current owners, with additional touches such as stylish window shutters, a contemporary log-burner and additional larder storage to the kitchen. The property also features a large garage and driveway, along with well-tended gardens to the front and rear.

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 light and welcoming entrance hallway which provides access to each of the downstairs rooms, along with a staircase rising to the first floor with built-in storage below. Double doors open into the attractive living room which is complemented by a box bay window to the front aspect with high-specification shutters for added benefit. There is also a contemporary log-burning stove which is a real focal point in the room. The open-plan kitchen diner is a lovely family space, enjoying a selection of shaker-style wall and base units with fitted worktops, a matching upstand, and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include a Bosch double oven with an induction hob and extractor hood over, a washing machine, dishwasher and a tall fridge freezer. Further built-in storage has been added by the current owners to provide a larder cupboard, a recessed coffee station etc. French doors open directly out to the rear garden creating a perfect flow between the inside and outdoor spaces. Lastly, the ground floor also includes a downstairs cloakroom with a close-coupled WC and a pedestal wash basin with a mixer tap.



First Floor Stairs rise to the spacious galleried first floor landing which accommodates the master suite, each of the double bedrooms and the main family bathroom. The landing also includes a window to the front aspect, a built-in storage cupboard, and a hatch to the loft space. The impressive master suite consists of a large double bedroom with a window to the front aspect and a recessed space for storage. A door opens into the modern en suite shower room which comprises a full-width shower cubicle, a pedestal wash basin with a mixer tap over, and a close-coupled WC. The three remaining bedrooms are all generously-proportioned doubles, with bedrooms two and four offering windows to the rear aspect overlooking the garden, and bedroom three including a window to the front aspect. Lastly, the main family bathroom incorporates a bath with a mixer tap and shower over, a pedestal wash basin with a mixer tap over, a close-coupled WC, and a frosted window to the rear aspect.

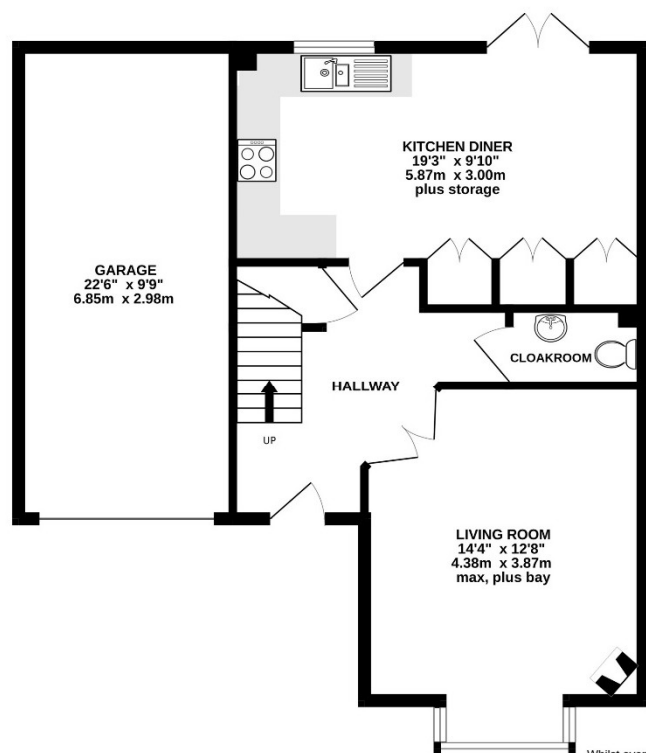
Gardens, Garage & Parking Doors open out to the attractive, enclosed rear garden which features a patio area leading out from the kitchen diner, providing an ideal spot for outdoor seating and dining. The remainder of the garden is mostly laid to lawn, with lovely well-stocked vegetable beds to the rear. There is also a garden shed and a gate allowing access to the side. There is also a lawned garden to the front of the property with a selection of plants and shrubs, as well as a monkey puzzle tree. A driveway provides off-road parking for up to two vehicles, with an up and over door opening into the large garage which is serviced by power and lighting and accommodates the boiler.

Property Information Tenure: Freehold. Council tax band: E.

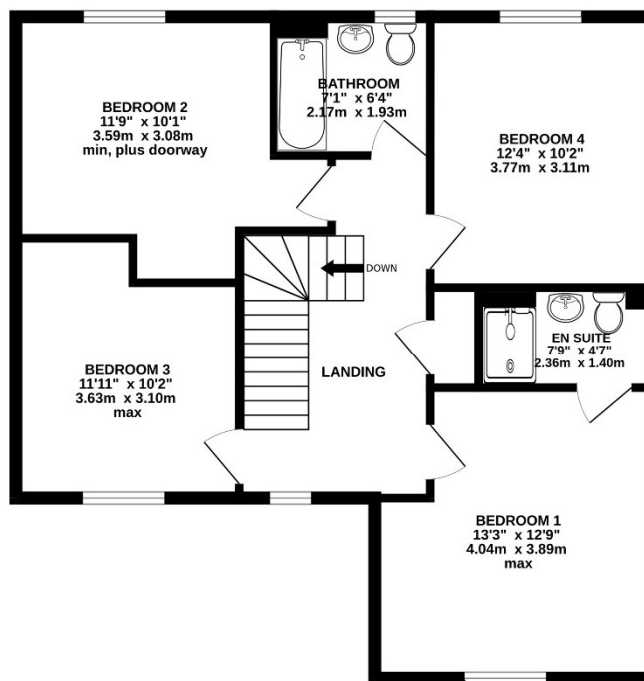
- *Detached House*
- *Garage & Driveway*
- *4 Double Bedrooms*
- *Beautifully Presented*
- *Enclosed Garden*
- *Convenient Location*



GROUND FLOOR
728 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR
740 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA : 1469 sq.ft. (136.4 sq.m.) approx.

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		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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