



naomi j ryan
estate agents



House - Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



District Heating



Driveway



Enclosed Garden



Council Tax Band: D

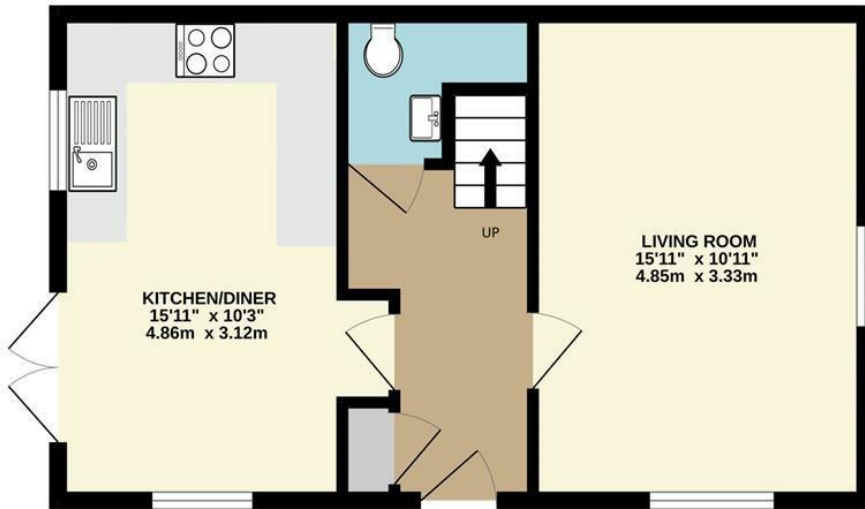
£340,000 Freehold



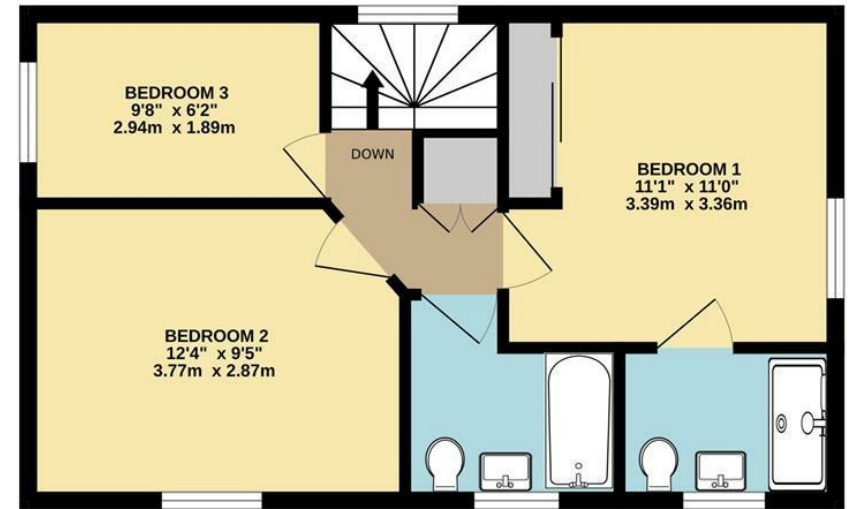
Flint Field Way,
Tithebarn, Exeter, EX1 3XN

www.naomijryan.co.uk

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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SUMMARY

A modern and superbly presented detached property offered to the market for sale with no onward chain. Located on the popular Tithebarn development the property occupies a generous plot in an enviable position on the edge of the Minerva Country Park. The property offers convenient access to the commuter network surrounding the city, public transport links, Pinhoe Village, well regarded schools and Exeter's City Centre.

The accommodation is light and spacious throughout comprising in brief, entrance hall, living room, WC with impressive storage area and a kitchen/diner fitted with stylish high-gloss units and integrated appliances. Three generous bedrooms, an ensuite shower room to the principle bedroom and a family bathroom are located to the first floor. Outside the property enjoys a lawned garden that extends around the side and rear of the property. A patio provides a pleasant outdoor seating area which enjoys a good degree of privacy. The garden can be accessed via French doors from the kitchen/diner as well as pedestrian access via a side gate. A driveway located to the side of the property provides off road parking.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1300 per calendar month, providing a gross rental yield of 4.4%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.

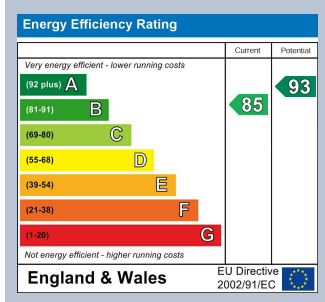
AGENTS NOTE

We are aware of an approved planning application on land that is situated behind the property. For more information please contact us or visit the Naomi J Ryan website for the link to the application. <https://planning.eastdevon.gov.uk/online-applications/applicationDetails.do?keyVal=RAYF7KGHMMP00&activeTab=summary>



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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