



naomi j ryan
estate agents



Semi Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Eon District Heating



2 Allocated Spaces



Enclosed Rear Garden

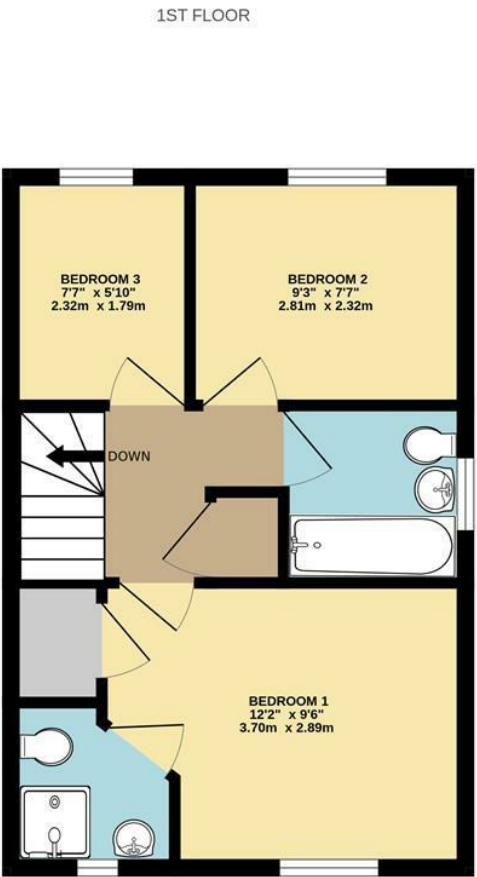
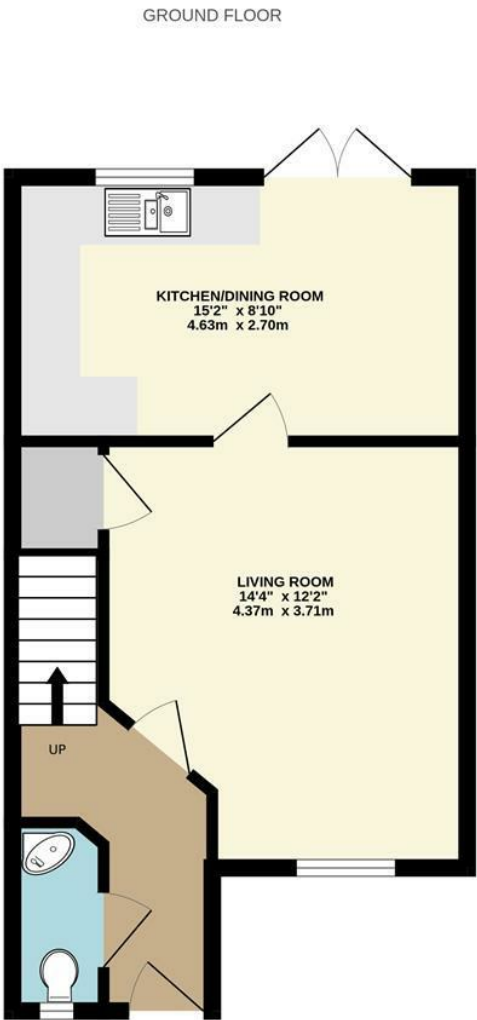


Council Tax Band: C

£290,000 Freehold

23 Flay Field,
Tithebarn, Exeter, EX1 3YA

www.naomijryan.co.uk



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 beautifully presented three-bedroom semi-detached home with delightful views over Redhayes Green Corridor to the front. Situated within the popular Tithebarn development, located on the eastern edge of the city the property offers fantastic access to the A30, M5 motorway, Pinhoe Train Station, Sowton, The Met Office, and well-regarded schools.

The property has a light and spacious feel throughout and has accommodation comprising entrance hall, ground floor cloakroom, living room with useful understairs storage cupboard, open plan kitchen/dining room with double doors out to the rear garden, three good sized bedrooms, ensuite shower room, and a bathroom.

Outside is a well-maintained and closed rear garden, arranged over two levels with a paved patio providing a pleasant seating area and two areas of lawn. A shed provides useful storage and a gate provides direct access to the two allocated parking spaces located immediately to the rear of the house.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Timber Frame.

Utilities: Mains electricity and Water. Broadband provided by and currently restricted to FibreNest.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

LETTINGS POTENTIAL

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

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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