



naomi j ryan  
estate agents



House - Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 1



EON District Heating



Single Garage &  
Driveway



Enclosed Rear Garden



Council Tax Band: E

£399,995 Freehold

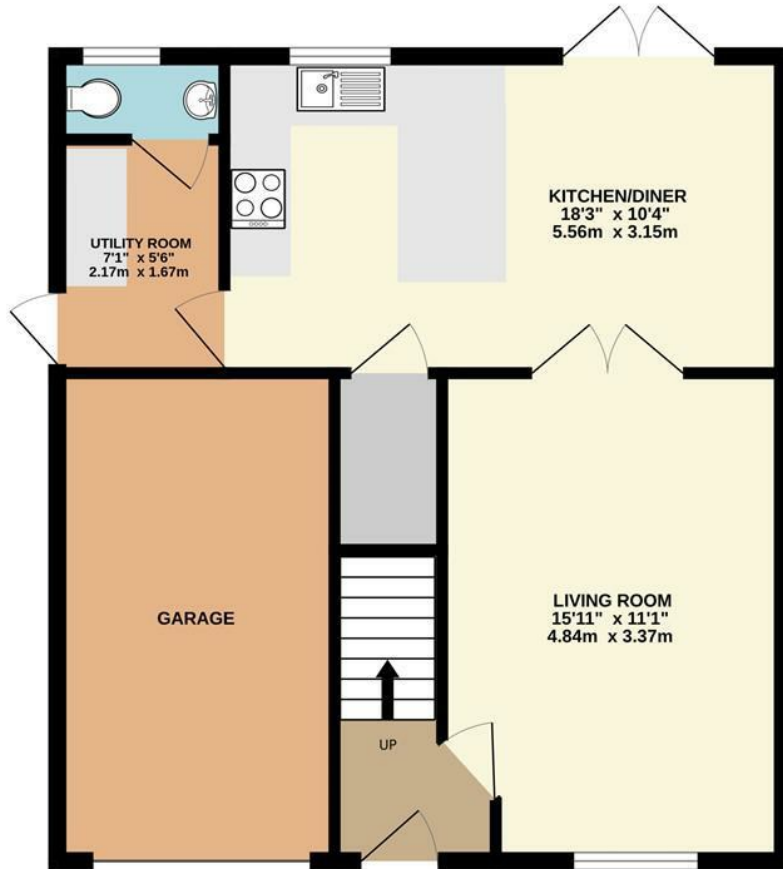


Garland Meadow,

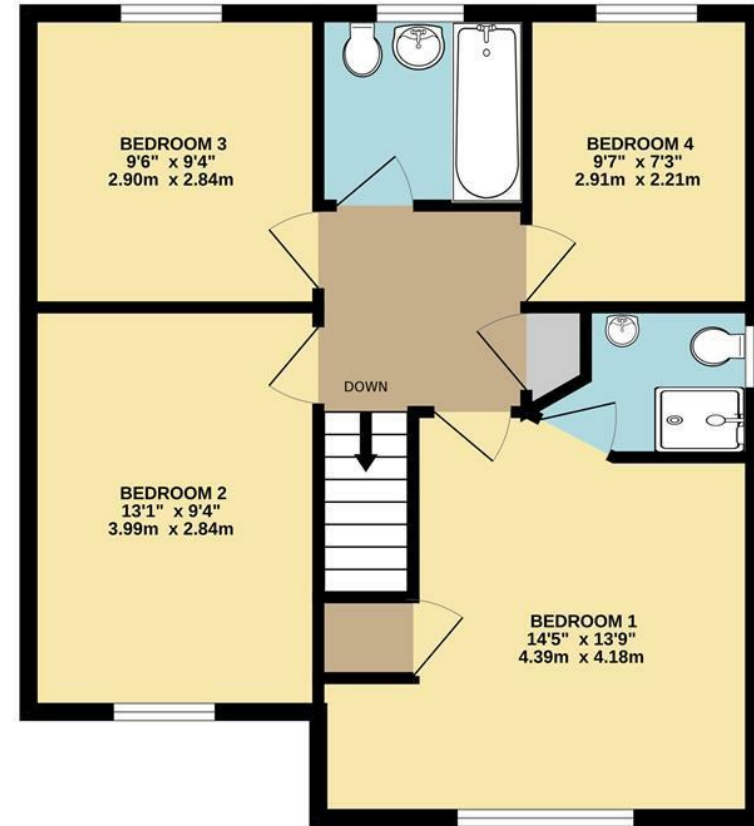
Tithebarn, Exeter, EX1 3RR

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

GROUND FLOOR



1ST FLOOR





## SUMMARY

A well presented, four bedroom detached family home offering contemporary accommodation and offered to the market for sale with no onward chain. 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 with double doors opening into a contemporary kitchen/diner, utility room and WC to the ground floor. Four generous bedrooms, an ensuite shower room to the principle bedroom and a family bathroom are located to the first floor and complete the accommodation. Outside, the property enjoys a landscaped rear garden, enjoying a good degree of privacy. The garden is predominantly laid to lawn, bordered by shrubs, and a patio offering a pleasant seating area. To the front of the property is a driveway providing off road parking for one vehicle and a single garage.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

## 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.



naomi j ryan  
estate agents







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			93
(92 plus) A		83	
(81-91) B			
(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	



 **naomi j ryan**  
estate agents

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.

18 southernhay west, exeter, ex1 1pj  
t&f . 01392 215283  
e . enquiries@naomijryan.co.uk  
www.naomijryan.co.uk  
company registration number 6693899