



naomi j ryan  
estate agents



House - Townhouse



Bedrooms: 3



Bathrooms: 2



Receptions: 1



District Heating



Garage & Driveway



South Facing Garden



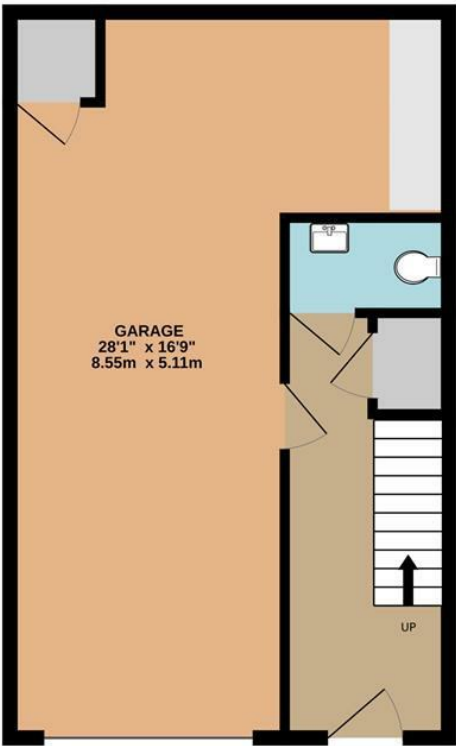
Council Tax Band: D

£315,000 Freehold

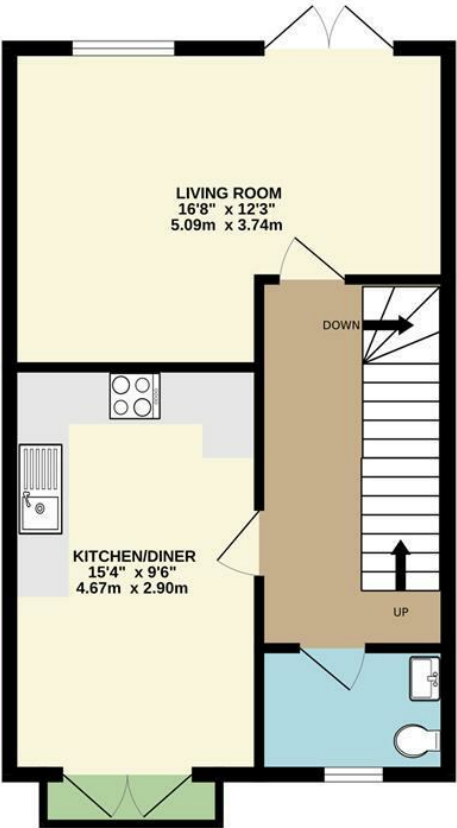
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Tithebarn, Exeter, EX1 3FQ

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

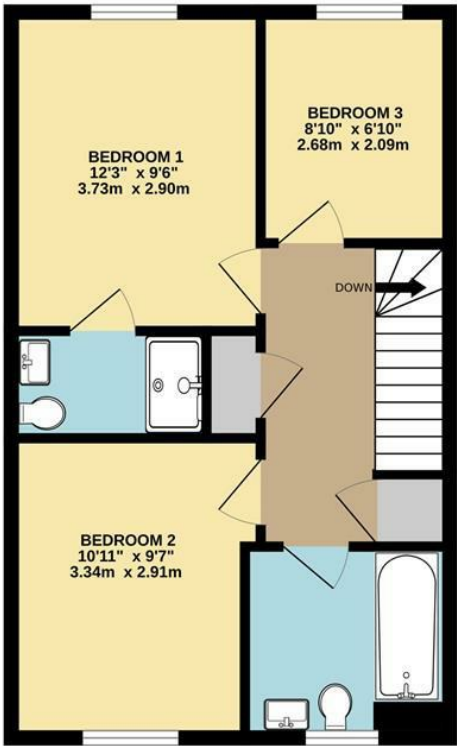
GROUND FLOOR



1ST FLOOR



2ND 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 superbly presented and well appointed three bedroom townhouse boasting generous proportions and offered to the market with no onward chain. Situated on a no through road, the property occupies a highly convenient position and enjoys a tree lined open aspect from the front of the property. With excellent access to the major road network surrounding the city, the property also offers convenient access to public transport links including Pinhoe Train Station, a variety of supermarkets, well regarded schools and slightly further afield, Exeter's City Centre.

The versatile accommodation is arranged over three floors offering light and spacious rooms with a contemporary feel. The accommodation comprises in brief, generous entrance hall with access to the garage via a courtesy door and a WC to the ground floor. The garage is a particular feature of this property, offering generous proportions and at the rear of the garage, a utility area with plumbing for a washing machine and space for a dryer. The living room with French doors opening out onto the rear garden, a contemporary kitchen/dining room with Juliette balcony and a further WC are situated to the first floor. Three good sized bedrooms, an ensuite shower room to the principle bedroom and a family bathroom are situated to the second floor. Outside the property enjoys a good sized and fully enclosed rear garden with a sunny southerly aspect. The garden is laid predominantly to lawn and a patio, providing a pleasant seating area. To the front of the property and directly in front of the garage is a driveway offering off-road parking.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale with no onward chain and highly recommend internal viewing to fully appreciate all it has to offer.

## MATERIAL INFORMATION

Construction notes: TBC

Heating: District Heating

Utilities: Mains Electric, Water & Drainage.

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>

## AGENTS NOTE

This property is subject to an Estate Management Charge of £114.48 per annum.

## 360 VIRTUAL TOUR

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

## 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.

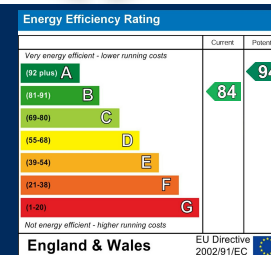






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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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