



naomi j ryan
estate agents



Townhouse



Bedrooms: 3



Bathrooms: 2



Receptions: 2



District Heating



2 Allocated Spaces



Enclosed Rear Garden

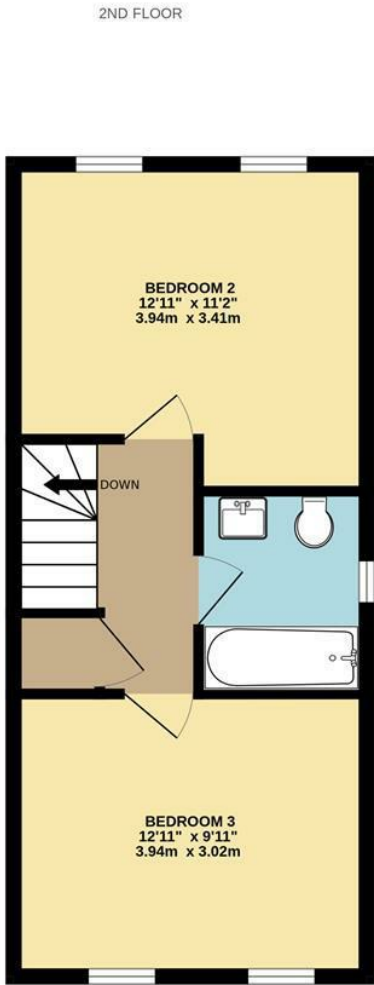
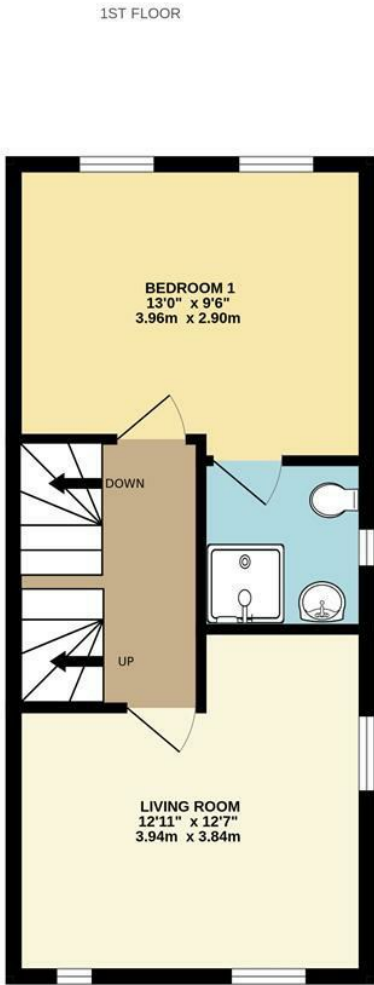
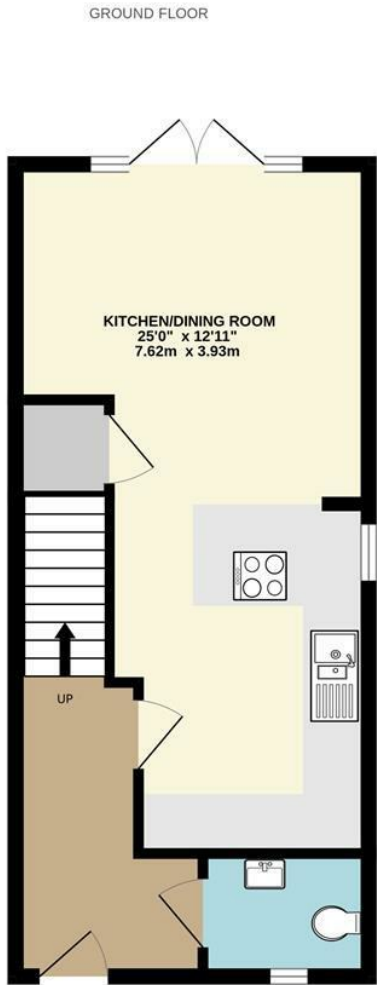


Council Tax Band: D

£360,000 Freehold

1 Sloe Gardens,
Tithebarn, Exeter, EX1 3ZL

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 double bedroom townhouse 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. A regular bus route into the city is available on the B bus route. Local amenities include the newly opened Tesco Express on Tithebarn Way and Minerva Country Park, providing delightful walks.

The property comprises spacious accommodation over three floors including entrance hall, ground floor cloakroom, open plan kitchen/dining room, first-floor dual aspect living room, three double bedrooms, ensuite shower room and a second-floor bathroom.

Outside is an enclosed rear garden, laid to lawn with a paved patio area. A gate provides pedestrian access to the side. To the rear of the house is off-road parking for two vehicles.

Early internal viewing is highly recommended.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

MATERIAL INFORMATION

Construction notes: Awaiting information

Utilities: Awaiting information

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>

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.



