



naomi j ryan
estate agents



Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 1



District Heating



Garage and Driveway



Landscaped Garden



Council Tax Band: F

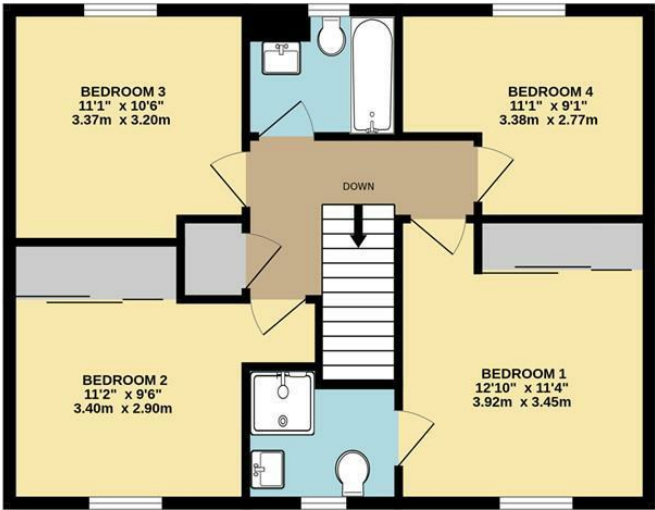
£425,000 Freehold

3 Crook Copse,
Tithebarn, Exeter, EX1 3FN

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 superb four-bedroom detached house built by Linden homes and located in a small cul-de-sac of just four houses. This beautifully presented home offers spacious accommodation throughout and is 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. Strawberry Fields Farm Shop and Cafe is also due to open in Tithebarn in April 2025.

The property has a light and spacious feel throughout and has accommodation comprising entrance hall, ground floor cloakroom, dual aspect living/dining room with double doors to the rear garden, a triple aspect kitchen/dining room with kitchen area fitted with grey hi-gloss units, built-in double oven, integrated fridge/freezer and built-in hob. A separate utility room provides additional storage and plumbing for a washing machine. On the first floor are four good-sized bedrooms (two with fitted wardrobes), an ensuite shower room and a separate bathroom.

Outside is an enclosed and low-maintenance garden, landscaped with composite decking and artificial grass, perfect for entertaining. Steps provide access to a pathway that leads to the front of the house with a side door into the single garage. The garage has power and light with additional eaves storage above. There is an up-and-over door to the front.

Early internal viewing is highly recommended.

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>

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

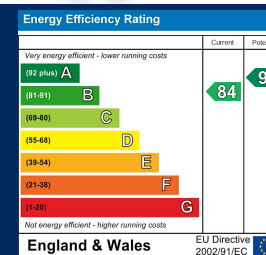
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the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





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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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