



naomi j ryan
estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



District Heating



Private Driveway



Enclosed Rear Garden

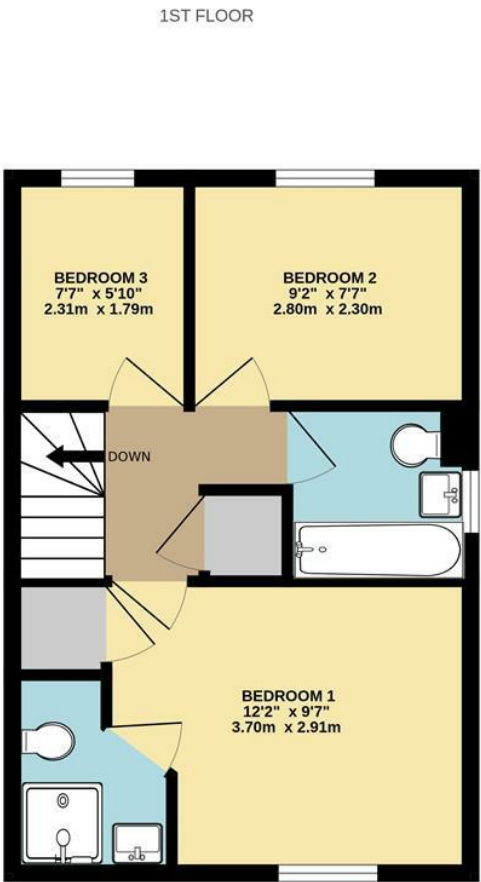
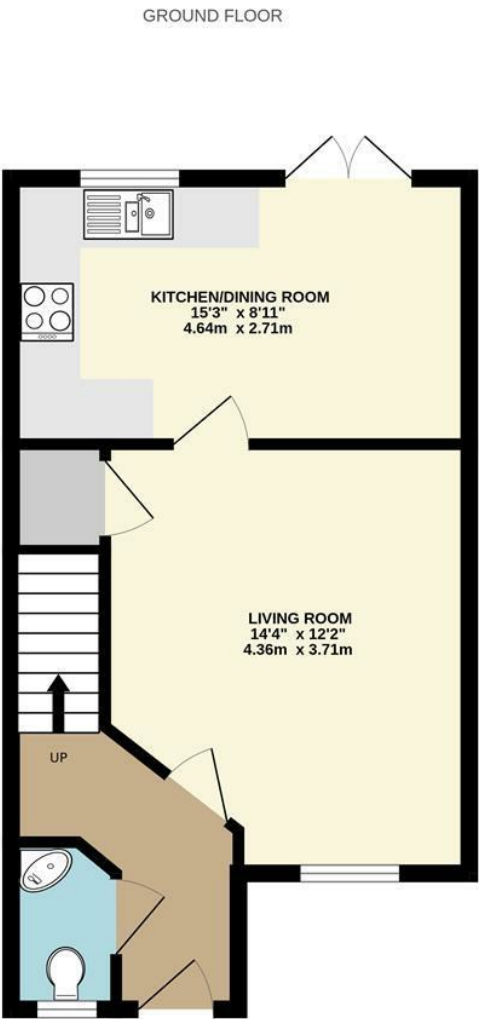


Council Tax Band: C

Guide: £290,000 Freehold

5 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 house situated within the popular Tithebarn development. Located on the city's eastern edge, 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, which provides delightful walks. Strawberry Fields Farm Shop and Cafe is due to open in Tithebarn in April 2025.

The accommodation comprises entrance hall, ground floor cloakroom, spacious living room with under stairs storage cupboard, open plan kitchen/dining room with an integrated fridge/freezer, built-in hob, a double oven and an integrated washing machine. Double doors from dining area open out to the rear garden. On the first floor are three bedrooms, an ensuite shower room, and bathroom.

Outside is a delightful enclosed rear garden with a paved patio, leading on to an area of lawn which is planted with a variety of shrubs and trees. A gravelled pathway to the side of the house (with a gate) provides access to the front of the house. Immediately to the front of the house is a private driveway providing off-road parking for two vehicles.

Early internal viewing is highly recommended for this superb house.

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.

LETTINGS POTENTIAL

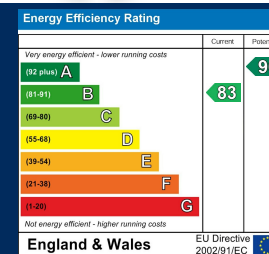
Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,250 per calendar month, providing a gross rental yield of 5.2%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.





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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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