



naomi j ryan
estate agents



Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



District Heating



Garage & Driveway



Enclosed Rear Garden



Council Tax Band: D

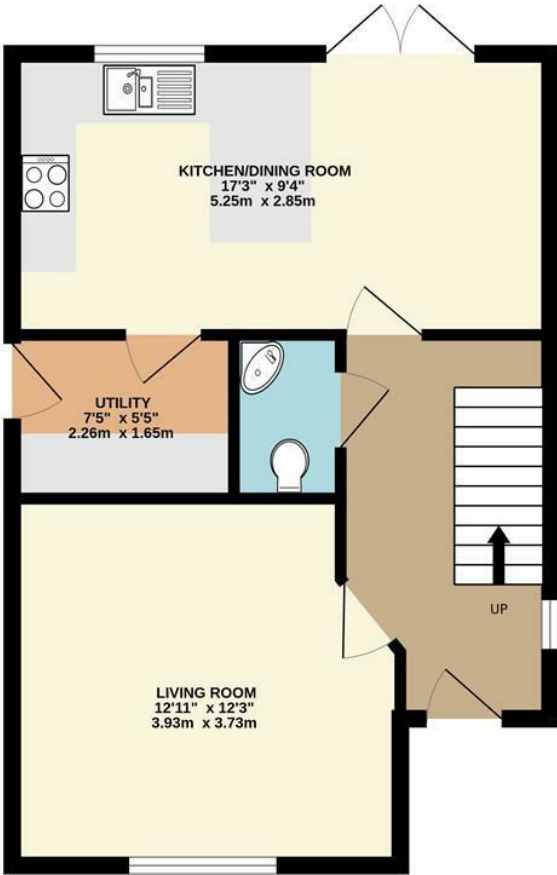
£365,000 Freehold

28 Channings Drive,

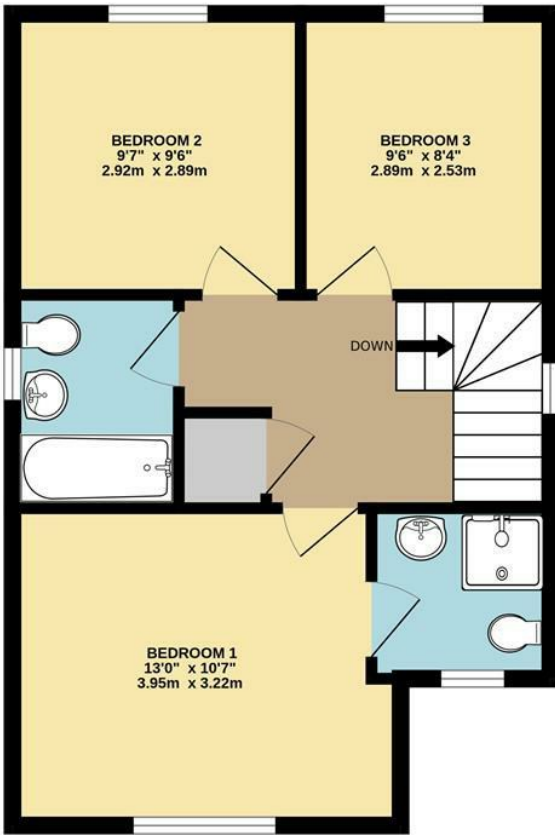
Tithebarn, Exeter, EX1 4AR

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 well-presented detached house with three double bedrooms and a superb rear garden. The house is situated in the popular area of Tithebarn, located on the eastern edge of the city, providing excellent 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, Strawberry Fields Cafe & Farmshop, and Minerva Country Park, providing delightful walks.

The house has a light and spacious feel throughout, with accommodation comprising entrance hall, ground floor cloakroom, living room, modern open plan kitchen/dining room with double doors to the rear garden. The kitchen has integrated appliances to include a built-in hob, oven, and dishwasher. A separate utility room has plumbing for a washing machine, further under-counter appliance space, and a door providing additional access to the garden. On the first floor are three double bedrooms, an ensuite shower room and a bathroom.

Outside is a delightful rear garden, laid to lawn with well-stocked borders, planted with seasonal flowers. A raised seating area provides a delightful area to sit and enjoy the garden. The garden extends behind the garage, with space for a storage shed. A gate provides access to the front of the house, and there are external power sockets, as well as a garden tap.

To the side of the house is the single garage with additional driveway parking in front.

Early internal viewing is highly recommended for this superb home.

MATERIAL INFORMATION

Construction notes: Timber Frame.

Utilities: Mains water, electricity, and 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>

Estate Service Charge: Awaiting information.

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.



