

11 Wheat Belt Rise, Tithebarn, Exeter, EX1 3FH



A modern and well presented four bedroom family home located in the popular area of Tithebarn, offered for sale with no onward chain. The accommodation comprises of Lounge, Kitchen/Diner, Cloakroom, Four Double Bedrooms (includes master en-suite) and Family Bathroom. The property also benefits from an enclosed rear garden, garage and off road parking for one vehicle.

Offers in the region Of £435,950 Freehold DCX02041

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Accessed via uPVC composite front door. Doors to the Lounge, Cloakroom and Kitchen/Diner. Understairs storage cupboard. Stairs to the first floor landing. Thermostat control point.



Lounge 14' 5" x 12' 10" (4.39m x 3.91m)

Front aspect uPVC double glazed bay window. TV point. Radiator.



Cloakroom

Low level WC. Wash hand basin with mixer tap and tiled splashback. Radiator.

Kitchen/Diner 19' 1" x 11' 11" (5.81m x 3.63m)

Rear aspect uPVC double glazed window with view over the rear garden. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces. Integrated electric oven with hob and extractor above. Integrated fridge and freezer. Integrated dishwasher. Space and plumbing for washing machine. Radiator. Large dining space with uPVC double glazed French doors to the rear garden.



First Floor Landing

Front aspect uPVC double glazed window. Doors to bedroom one, bedroom two, bedroom three, bedroom four and bathroom. Storage cupboard with shelving. Access to the loft void above.

Bedroom One 13' 2" x 12' 10" (4.01m x 3.91m)

Front aspect uPVC double glazed window. Radiator. Door to:



Bedroom Four 12' 5" x 10' 2" (3.78m x 3.10m)

Rear aspect uPVC double glazed window. Radiator.



Bathroom

Rear aspect uPVC double glazed frosted window. Three piece white suite comprising panel enclosed bath with wall mounted shower. Low level WC. Wash hand basin with mixer tap and tiled splashback. Extractor. Radiator.



En-suite

Side aspect uPVC double glazed frosted window. Three piece white suite comprising fully enclosed shower cubicle. Low level WC. Wash hand basin with mixer tap and tiled splashback. Extractor. Radiator.

Bedroom Two 12' 2" x 11' 9" (3.71m x 3.58m)

Front aspect uPVC double glazed window. Radiator.

Bedroom Three 12' 0" x 10' 5" (3.65m x 3.17m)

Rear aspect uPVC double glazed window. Radiator.



Outside

Fully enclosed rear garden by range of panel fencing. Mainly laid to lawn with steps and patio area. Side gate for access to the front of the property.



Garage

Metal up and over door. Parking for one vehicle to the front.



Ground Floor



First Floor

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | 85 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |