

4 Newberry Place, Tithebarn, Exeter, EX1 4AY



A beautifully presented three bedroom semi-detached property situated in a popular no through road location. With spacious accommodation comprising; entrance hall, cloakroom, lounge, open plan kitchen/dining room, three first floor bedrooms, master with En-suite shower room, family bathroom. Enclosed rear garden with seating area. Off road parking for two vehicles.

Offers in the Region £290,000 Freehold DCX02569

4 Newberry Place, Tithebarn, Exeter, EX1 4AY

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

Access via part frosted front door. Doors to lounge and downstairs cloakroom. Stairs to the first floor landing. Radiator and cove ceiling.

Cloakroom

Front aspect frosted uPVC double glazed window. Low level WC, pedestal wash hand basin with mixer tap and tiled splashback. Spotlighting and radiator.

Lounge 14' 4" x 12' 2" (4.378m x 3.702m)

Front aspect uPVC double glazed window. Television point, telephone point, understairs storage cupboard, radiator and door through to the kitchen/ dining room.



Kitchen/Dining Room 15' 3" x 9' 7" (4.654m x 2.920m)

Rear aspect uPVC French doors leading out to the rear garden. Rear aspect uPVC double glazed window. Fitted range of eye and base level units with sink and a half with mixer tap and single drainer. Roll edge work surfaces. Integrated oven and hob with extractor fan above. Plumbing for dishwasher. Further appliance space. Wall mounted boiler. Spotlighting and radiator.



First Floor Landing

With doors to Bedroom One, Bedroom Two, Bedroom Three and bathroom. Storage cupboard and access to loft void above which is boarded.

Bedroom One 12' 1" x 9' 6" (3.680m x 2.908m)

Front aspect uPVC double glazed window. Storage cupboard. Door through to the En-suite.



En-Suite Shower Room

Front aspect frosted uPVC double glazed window. Three piece suite comprising walk in shower cubicle, low level WC, pedestal wash hand basin with mixer tap. Part tiled walls, spotlighting, extractor fan and heated towel rail.



Bedroom Two 9' 2" x 7' 7" (2.798m x 2.322m)

Rear aspect uPVC double glazed window with view over the rear garden. Radiator.



Bedroom Three 7' 10" x 5' 11" (2.378m x 1.798m)

Rear aspect uPVC double glazed window with view over the rear garden. Radiator.



Bathroom

Side aspect frosted uPVC double glazed window. Three piece white suite comprising panel enclosed bath with mixer tap and handheld shower above. Low level WC, pedestal wash hand basin. Part tiled walls, extractor fan, spotlighting and heated towel rail.



Rear Garden

Private enclosed rear garden mainly laid to lawn with paved seating area and further decked area. Wooden shed and outside tap. Gated access to the parking at the side of the property.



Side of the property

Parking for two vehicles back to back.



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.

Cookisles 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.

2/13/25, 3:03 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK English | [Contact us](#)

Energy performance certificate (EPC)

4 Energy rating B	Valid until: 6 June 2025 Certificate number: 9026-3856-0306-4577-7284
---	--

Property type: Semi-detached house
Total floor area: 69 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the Regulations and exemptions](#) on www.gov.uk/government/guidance/energy-efficiency-standards-for-rented-properties.

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	96 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://mhc-energy-certificates.service.gov.uk/energy-certificates/9026-3856-0306-4577-7284>