



naomi j ryan  
estate agents



House



Bedrooms: 3



Bathrooms: 2



Receptions: 1



District Heating



Two Allocated  
Spaces



Enclosed  
Rear Garden



Council Tax Band:  
TBC

Guide Price:

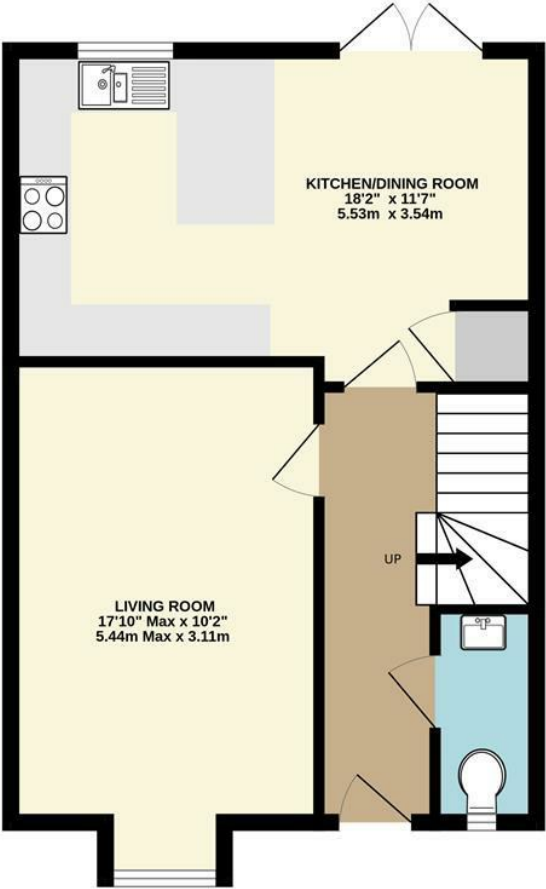
£325,000 - £350,000 Freehold

118 Tithebarn Way,

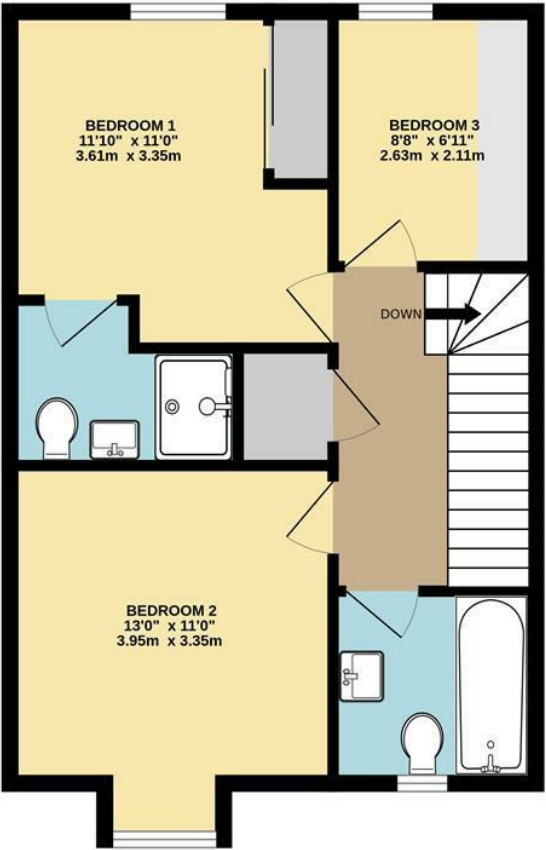
Tithebarn, Exeter, EX1 3YS

[www.naomijryan.co.uk](http://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

Guide Price: £325,000 - £350,000:

This is an exceptional opportunity to acquire the former three-bedroom Cavanna 'Dart' show home, available with no onward chain. The property boasts beautifully presented and spacious living areas, featuring a charming enclosed rear garden and off-road parking for two vehicles located directly behind the house.

Situated in the desirable Tithebarn area on the eastern outskirts of the city, the house offers excellent access to the A30, the M5 motorway, Pinhoe Train Station, Sowton, the Met Office, and reputable schools. A regular bus service into the city operates along the B bus route. Nearby amenities include the newly opened Tesco Express on Tithebarn Way, Strawberry Fields Cafe, and Minerva Country Park, which offers pleasant walking paths.

The property includes numerous upgrades from the developer, such as the Mira Mode digital shower, which allows for the customisation of water flow and temperature via a mobile app. The spacious layout features an entrance hall, a ground-floor cloakroom, and a living room with a bay window at the front. The open-plan kitchen/dining area is ideal for entertaining and is equipped with integrated appliances, including a fridge/freezer, dishwasher, and washing machine. Kitchen upgrades include under-unit and plinth lighting. Double doors from the kitchen lead to the rear garden. On the first floor, there are three generously sized bedrooms, two of which have fitted wardrobes, while the third has fitted office furniture. Both the ensuite shower room and the main bathroom are well-appointed with upgraded fixtures.

## OUTSIDE

The exterior features a delightful enclosed rear garden with a paved patio and pathway. The garden is primarily laid to lawn, complemented by a corner bed, planted with a variety of seasonal shrubs. A gate provides access to the two parking spaces located directly at the rear. A carport is set to be built over one of the parking spaces prior to completion, similar to those already present with neighbouring properties.

Early internal viewing is highly recommended for this superb property.

## MATERIAL INFORMATION

Construction notes: Brick and tile.

Estate Management Charge: To be confirmed.

Utilities: Mains electricity, water, 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>

## VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

## REFERRAL FEE DISCLOSURE

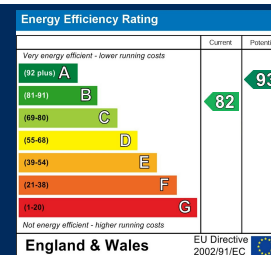
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the 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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