



naomi j ryan
estate agents



Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



District Heating



Garage & Parking
Space



Front & Rear Gardens



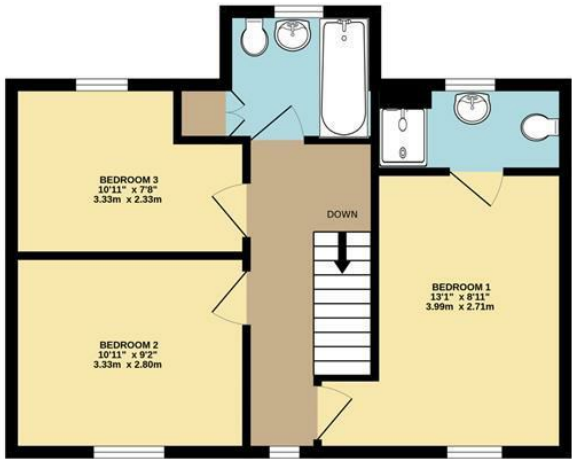
Council Tax Band: E

£325,000 Freehold

20 Tithebarn Way,

Tithebarn, Exeter, EX1 3FP

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 spacious and beautifully presented three-bedroom detached home, complete with a garage and allocated parking, situated in the popular Tithebarn area.

Ideally positioned on the eastern outskirts of the city, the property offers excellent access to the A30 and M5 motorway, as well as nearby employment hubs such as Sowton and The Met Office. Pinhoe Train Station and a selection of well-regarded schools are also within easy reach. A regular bus service provides convenient links to the City Centre via the B route. Local amenities include the recently opened Tesco Express on Tithebarn Way, Strawberry Fields Café, and the scenic Minerva Country Park, perfect for walking and outdoor relaxation.

The ground floor features well-presented, open-plan living spaces, including an entrance hall, cloakroom, dual-aspect living room, dining area with double doors opening onto the rear garden, and a spacious modern kitchen, also with dual-aspect windows.

Upstairs, the property offers three generously sized bedrooms, including one with en-suite shower room, along with a contemporary family bathroom.

Externally, the rear garden is fully enclosed and designed for low maintenance, with a paved layout arranged over two levels, separated by steps. A rear gate provides convenient access to the parking area.

The property also benefits from a single garage (located beneath a coach house) and one allocated parking space directly in front.

Early internal viewing is highly recommended.

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

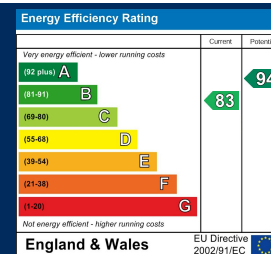
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





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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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