



Connells

Tithebarn Way
Tithebarn Exeter



Property Description

GUIDE PRICE £375,000 - £400,000

A 3 bedroom (1 en-suite) DOUBLE FRONTED DETACHED HOUSE located in the **TITHEBARN AREA** of Exeter ideal for access into Exeter, supermarkets close by, easy access to the M5, transport links including a train station at Pinhoe. The home is in immaculate condition and ready to move into with built-in appliances in the kitchen/diner, the space is perfect for family living and enjoying evening meals together. Outside there is a rear lawned garden and 2 **ALLOCATED PARKING SPACES. NO CHAIN!** The accommodation comprises:- Entrance hallway, utility/WC, lounge. Kitchen/diner, first floor landing, 3 bedrooms, en-suite and family bathroom/WC.

Agents Notes

There is an easement on the Title, please enquire with the Branch.

The property is still under NHBC Warranty.

Heating is provided by District E-On System.

Entrance Hall

Double glazed door to front.

Utility Room/ WC

Double glazed obscured rear aspect window, low level toilet, wash hand basin, plumbing for washing machine, wall mounted radiator.

Living Room

Double glazed patio doors to rear, double glazed front aspect window, wall mounted radiator.

Kitchen/ Dining Room

Double glazed patio doors to rear, double glazed front aspect window, wall and base units, work surfaces, stainless steel sink unit, built-in dish washer, cupboard housing E-On boiler, electric oven and hob with extractor over, tiling, spotlights, built-in fridge freezer, wall mounted radiator.

Landing

Double glazed front aspect window, loft access.

Bedroom 1

Double glazed front aspect window, built-in mirrored wardrobes, wall mounted radiator.

En-Suite

Double glazed obscured side aspect window, shower cubicle with mains shower, low level toilet, wash hand basin, extractor fan, wall mounted radiator.

Bedroom 2

Double glazed front aspect window, built-in mirrored wardrobes, wall mounted radiator.

Bedroom 3

Double glazed rear aspect window, wall mounted radiator.

Bathroom

Double glazed obscured rear aspect window, bath with mains shower over, low level toilet, wash hand basin, tiling, extractor fan, wall mounted radiator.

Front Garden

Landscaped with bark and shrubs.

Rear Garden

Patio area, lawn, gate for rear access, all enclosed by fencing and walls.

Parking

Two allocated parking spaces.

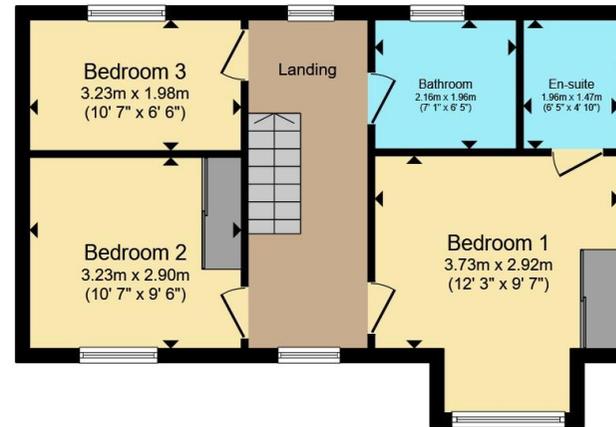








Ground Floor



First Floor

Total floor area 93.2 m² (1,003 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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8-9 South Street
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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317522



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