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*211 Tithebarn Way, Tithebarn, Exeter, Devon, EX1 3YF*



SOUTHGATE  
— ESTATES —

£300,000







## *211 Tithebarn Way*

A beautifully-presented three bedroom semi-detached house located in the new development of Tithebarn Way. The property benefits from a garage and a driveway, as well as a good-sized enclosed garden to the rear. The internal accommodation briefly consists of an entrance porch leading into the living room, and an internal hallway with access to the kitchen diner and downstairs cloakroom. Upstairs, across two floors, are the three double bedrooms with an en suite to the master, and the main family bathroom.

The ideal location is within close proximity to a number of amenities and is just over half a mile from Pinhoe, offering a train station, a GP surgery, various eateries/pubs and a convenience store. Tithebarn is also well placed for access to the M5 and A30 for commuting.



*Ground Floor* The front door opens into a welcoming entrance porch which provides space for coats and shoes, with a further door leading into the spacious living room. The living room enjoys a window to the front aspect and also incorporates a built-in storage cupboard. A door opens to the inner hallway which provides access to the kitchen diner, a convenient downstairs cloakroom, and stairs to the first floor landing. The kitchen diner is complemented by a window to the rear aspect and French doors opening directly out to the rear garden. There are a range of modern wall and base units with fitted worktops, a tiled splashback and a 1.5 bowl stainless steel sink and drainer with a mixer tap over. Integrated appliances include an oven with an electric hob and extractor hood over, as well as space for a tall fridge freezer, a washing machine and a dishwasher.





*First Floor* The first floor accommodates two of the bedrooms and the main bathroom, with a further set of stairs rising to the second floor. The larger of the two rooms features a window and French doors to a Juliet balcony at the front, along with a recessed space for storage. Bedroom three is another good-sized double bedroom complemented by a window to the rear aspect overlooking the garden. The bathroom comprises a close-coupled WC, a pedestal wash basin with a mixer tap over and a bath with a mixer tap and shower over.

*Second Floor* The master bedroom and en suite are situated on the top floor, with the landing offering a large built-in storage cupboard and a window to the side aspect. The bedroom is a spacious double room enjoying a window to the front aspect and a door leading into the en suite shower room. The shower room incorporates a shower cubicle with a rainfall shower head and an additional shower head over, a close-coupled WC and a pedestal wash basin with a mixer tap over. Additionally, there is a skylight to the rear aspect and a recessed space over the stairwell.

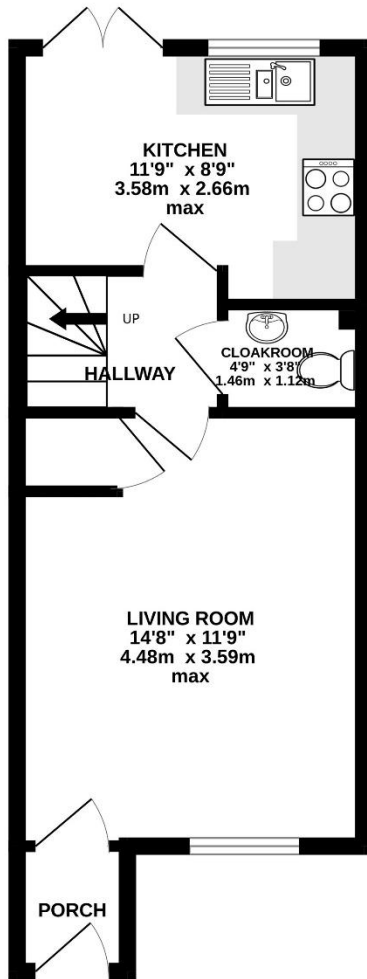
*Garden, Garage & Parking* Doors open out to the enclosed rear garden which features a small area of decking with steps leading down from the kitchen diner. The main section of garden is laid to patio, providing a pleasant space for outdoor dining and seating. There are a number of planters incorporating a variety of plants, including a selection of herbs and some mature shrubs. Located nearby to the property is a single garage with an up-and-over door opening onto a parking space.

*Property Information* Tenure: Freehold. Council tax band: C.

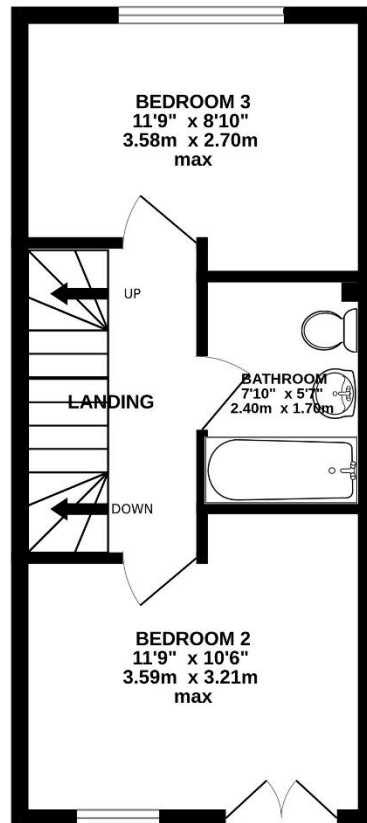
- *3 Double Bedrooms*
- *Garage & Parking*
- *Enclosed Garden*
- *Well-Presented*
- *End of Terrace House*
- *Convenient Location*



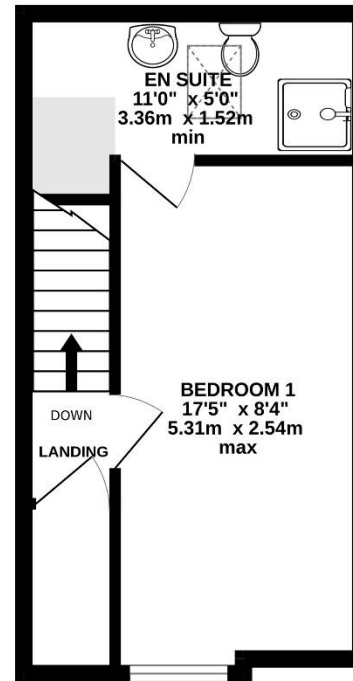
GROUND FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR  
320 sq.ft. (29.8 sq.m.) approx.



2ND FLOOR  
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.5 sq.m.) approx.

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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## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**SOUTHGATE**

ESTATES

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