



**Connells**

Channings Drive  
Tithebarn Exeter



## Property Description

*A 2 bedroom END TERRACED HOUSE located in the sought after TITHEBARN AREA of Exeter. The location is ideal for commuters to access the M5, close to shops at Pinhoe, Strawberry Fields farm shop and café, train station and transport links. Outside there is a rear low maintenance garden with a side storage area ideal for bikes etc also at the front there is an ALLOCATED PARKING SPACE. The home is in great condition and ready to move into.*



## Entrance Hall

Double glazed obscured front aspect window, wall mounted radiator.

## Downstairs WC

Low level toilet, wash hand basin, heated towel rail, extractor fan.

## Living Room

Double glazed rear aspect French doors, wall mounted radiator.

## Kitchen

Double glazed front aspect window, wall and base units, work surfaces, breakfast bar, cupboard with E-On boiler, plumbing for washing machine, 1 1/2 bowl stainless steel sink unit, electric oven, electric hob with extractor over, spotlights.

## Landing

Loft access.

## Bedroom 1

Two double glazed front aspect windows, wall mounted radiator.

## Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

## Bathroom

Double glazed obscured side aspect window, bath with shower attachment, low level toilet, wash hand basin, tiling, heated towel rail.

## Rear Garden

Patio, lawned area, all enclosed by fencing.

## Lean To

Double glazed obscured rear aspect door, gate to front.

## Parking

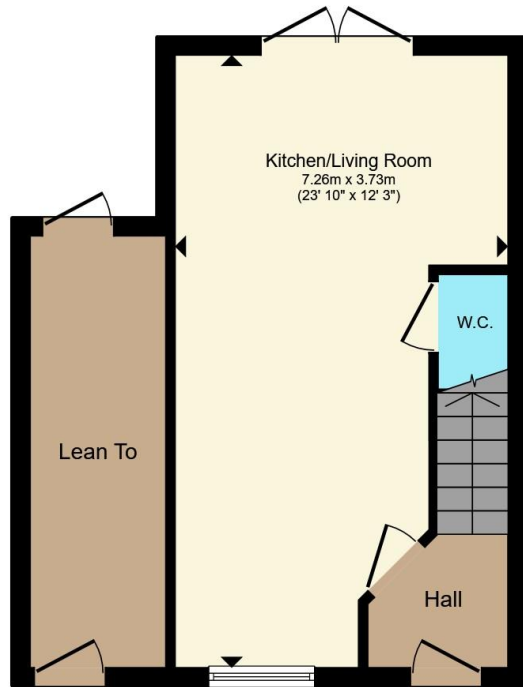
Parking space.

## Agents Notes

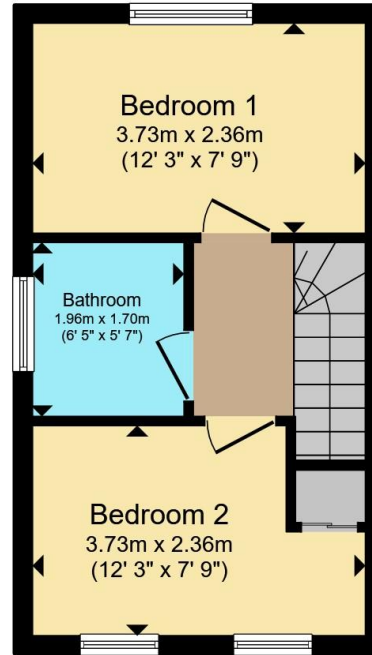
The property is still under NHBC warranty.

Heating is provided by District E-On System.





**Ground Floor**



**First Floor**

Total floor area 59.3 m<sup>2</sup> (638 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](http://www.propertybox.io)



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EPC Rating: B Council Tax  
 Band: B

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Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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