



5 Moore Meadow, Tithebarn, Exeter, EX1 4AT  
£190,000

  
FRANCIS LOUIS  
Residential



Situated within the popular Moore Meadow development in Tithebarn, on the eastern edge of Exeter, this beautifully presented two-bedroom end-of-terrace home enjoys a well-connected setting close to local amenities and green open spaces. The property is ideally positioned for access to the A30, M5 motorway, Pinhoe Train Station, Sowton and The Met Office, while a regular B bus route provides convenient access into Exeter city centre. Nearby amenities include the newly opened Tesco Express on Tithebarn Way, Strawberry Fields Café & Farmshop, and Minerva Country Park, offering excellent countryside walks and outdoor leisure opportunities. The property offers a light and spacious feel throughout. The accommodation comprises an entrance hall leading into a dual-aspect open-plan living, dining and kitchen area, creating a bright and sociable space ideal for modern living. Double doors open directly onto the rear garden, allowing excellent natural light and seamless indoor-outdoor flow, while a ground floor cloakroom adds further practicality. To the first floor are two generous double bedrooms and a modern family bathroom, all finished to a good standard. Outside, the home benefits from a beautifully landscaped and fully enclosed rear garden, thoughtfully designed for low maintenance and year-round enjoyment. Its the patio that sits immediately to the rear/ out of the double doors (22m squared), then steps down to the pebbled area and then the decking. To the front is a small area of garden and one allocated parking space.

#### FIRST HOMES SCHEME – FIRST TIME BUYERS ONLY

This property is offered for sale at a 30% discount from full market value and is available exclusively to eligible first-time buyers with a combined household income below £80,000, subject to East Devon local connection criteria or qualification as a key worker / Armed Forces (no local connection required).

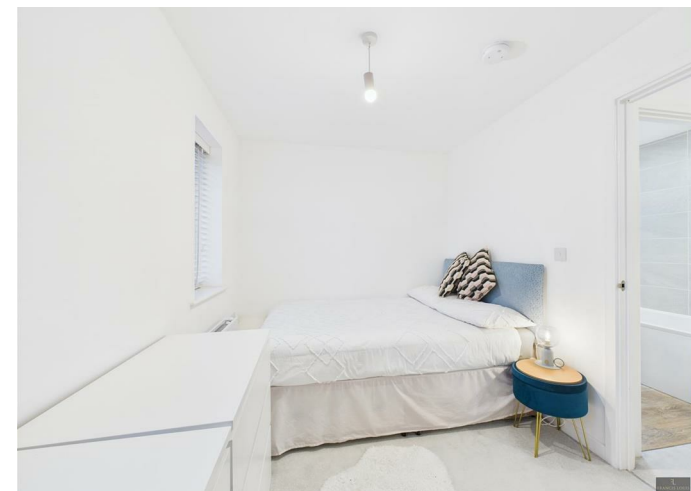
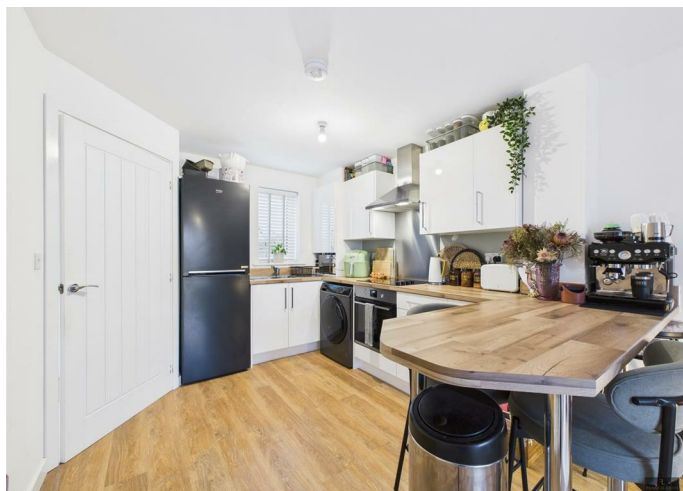


## The Property

Internally, the property enjoys a light and spacious feel throughout. Upon entering, a welcoming hallway leads into a dual-aspect open-plan living, dining and kitchen area, creating a sociable and versatile space well suited to modern living. Large windows and double doors opening directly onto the rear garden allow natural light to flood the room, while providing excellent indoor-outdoor flow. The kitchen is well arranged with ample storage and worktop space, and a ground floor cloakroom adds everyday practicality. Upstairs, the home offers two generously sized double bedrooms, both presented to a good standard, along with a modern family bathroom.

The garden is a standout feature of the property, having been carefully landscaped to create a low-maintenance yet stylish outdoor space. The patio that sits immediately to the rear/ out of the double doors (22m squared), then steps down to the pebbled area and then the decking, ideal for outdoor dining, entertaining or relaxing. Steps lead down to a gravelled central garden area, bordered by established planting, sleepers and fencing, creating a private and contemporary setting. A useful shed/workshop provides additional storage, and a side access gate offers convenient access from the front of the property. To the front, there is a small area of garden and one allocated parking space.

Overall, this home offers a superb combination of modern living accommodation and attractive outdoor space, making it a fantastic opportunity for those looking to secure a well-maintained property in a popular residential development.





## First Homes Scheme

This property is offered for sale under the First Homes Scheme, which is designed to help first-time buyers purchase a home at a discount of at least 30% from the full market value. The discount is applied permanently, meaning it will remain in place when the property is sold in the future.

To be eligible, purchasers must meet the definition of a first-time buyer for Stamp Duty purposes and have a combined household income of no more than £80,000 per year.

Applicants must also meet the East Devon local connection criteria, which includes one or more of the following:

Currently living in East Devon for at least 6 of the last 12 months, or 3 of the last 5 years

Previously living in East Devon for a continuous period of 5 years at any point in the past

Having permanent employment in East Devon (normally 16 hours or more per week, excluding seasonal work)

Having a close family member (parent, sibling or child) who has lived in East Devon continuously for at least 5 years

Alternatively, key workers or members of the Armed Forces are eligible to purchase under the scheme without the need for a local connection.

Buyers will be required to sign a legal agreement confirming eligibility, and the purchase must be approved by the local authority prior to completion.

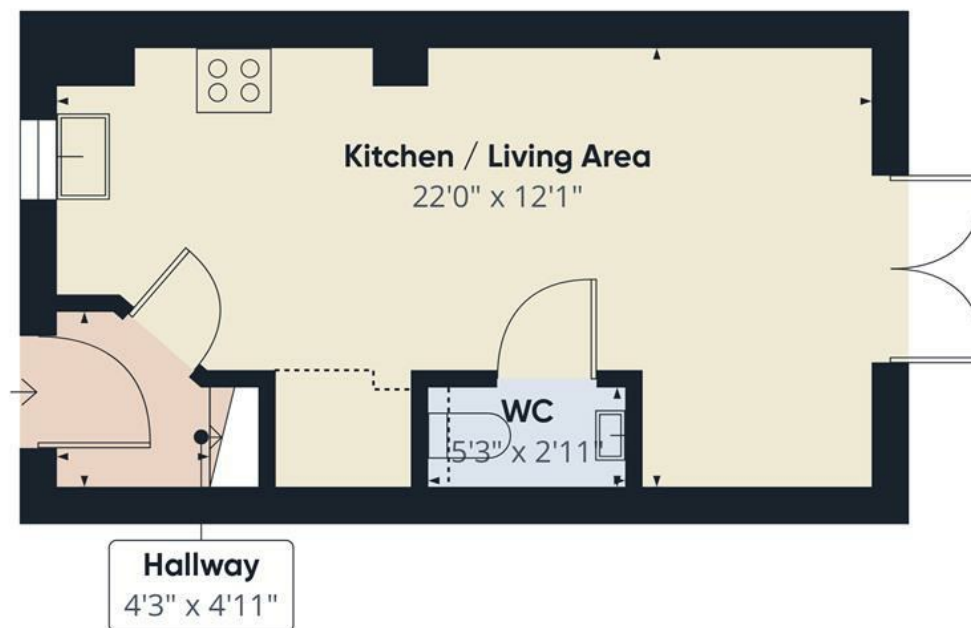
## Location

Moore Meadow is situated within the highly regarded

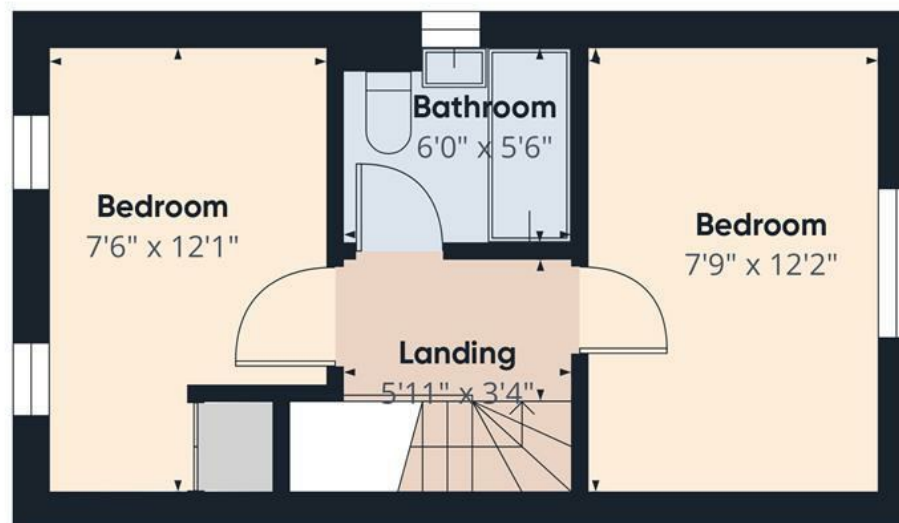








Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

494 ft<sup>2</sup>

Reduced headroom

12 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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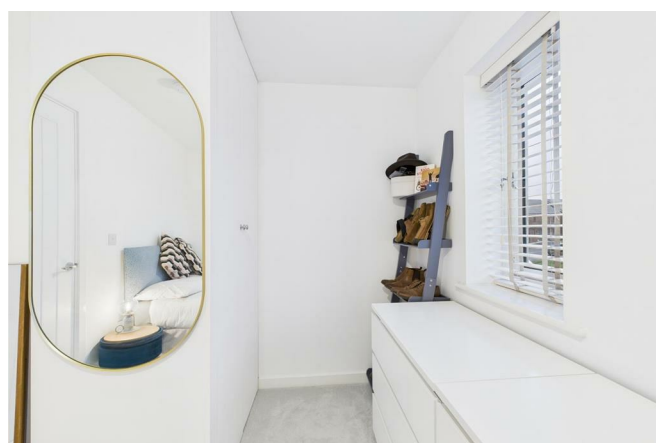
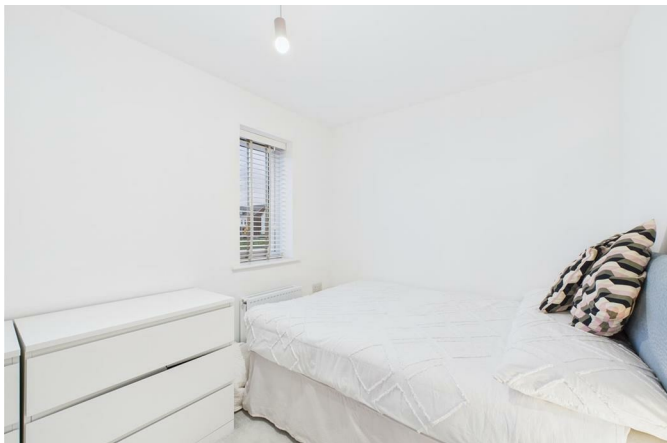


Tithebarn development, positioned on the eastern edge of Exeter and offering an excellent balance of modern residential living and everyday convenience. The area has become increasingly popular with first-time buyers and families alike due to its thoughtful layout, strong community feel and proximity to both the city and surrounding countryside.

The location is exceptionally well connected. The property provides easy access to the A30 and M5 motorway, making it ideal for commuters, while Pinhoe Train Station is close by, offering regular services into Exeter city centre and beyond. A frequent B bus route also runs nearby, providing a convenient and reliable public transport link into the city.

Tithebarn benefits from a growing range of local amenities, including the newly opened Tesco Express on Tithebarn Way, perfect for day-to-day essentials, along with Strawberry Fields Café & Farmshop, which is well regarded for its local produce and relaxed café setting. For outdoor enthusiasts, Minerva Country Park is within easy reach and offers attractive walking routes, open green spaces and wildlife areas, making it ideal for leisure and relaxation.

The area is also well served by a selection of well-regarded schools, as well as being close to major employment hubs such as Sowton Business Park and The Met Office. This combination of accessibility, amenities and green space makes Moore Meadow an excellent location for those seeking a modern lifestyle with strong transport links and a sense of community.





- Beautifully presented two-bedroom end-of-terrace home
- Bright dual-aspect open-plan living / dining / kitchen space
- Located within the popular Moore Meadow development, Tithebarn
- Close to Minerva Country Park and excellent local amenities
- Double doors opening onto a landscaped, low-maintenance rear garden
- Raised decked seating area, gravelled garden and shed/workshop
- Side access gate providing convenient access to the garden
- One allocated parking space to the front of the property
- Offered under the First Homes Scheme (30% discount)
- First-time buyers only, subject to eligibility criteria