



naomi j ryan
estate agents



House - End Terrace



Bedrooms: 3



Bathrooms: 2



Receptions: 1



EON District Heating Two Allocated Spaces



Front & Rear Gardens Council Tax Band: C



Guide: £280,000 - £290,000

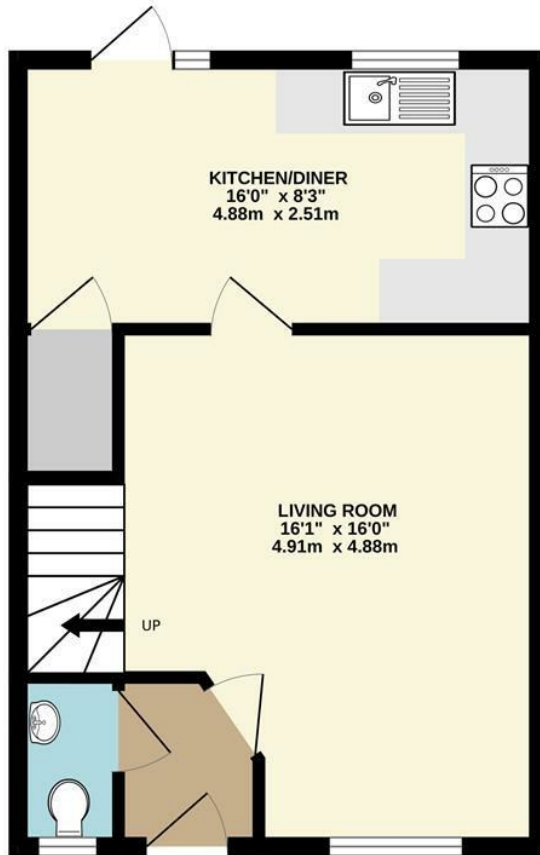
Freehold

Strawberry Fields,

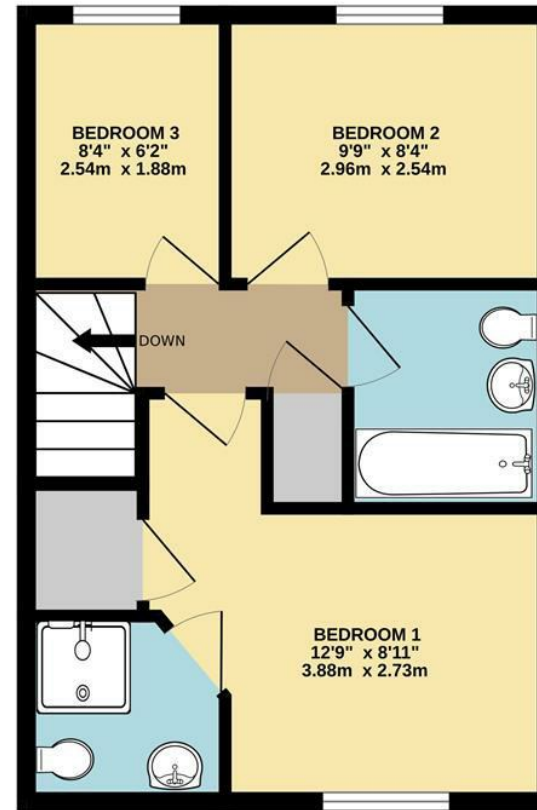
Tithebarn, Exeter, Devon, EX1 4DB

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR





SUMMARY

GUIDE PRICE: £280,000 - £290,000:

A well presented home occupying a generous plot and a tucked away position on this modern development. Situated within a small cul-de-sac of only three properties this home enjoys a good degree of privacy and two allocated parking spaces arranged in tandem. Located on the city's eastern edge, the modern development of Tithebarn offers fantastic access to the A30, M5 motorway, Pinhoe Train Station, Sowton, The Met Office, and well-regarded schools. A regular bus route into the city is available on the B bus route. Local amenities include a Tesco Express on Tithebarn Way Minerva Country Park, which provides delightful walks and the newly opened Strawberry Fields Farm Shop and Cafe.

The accommodation comprises in brief entrance hall, WC, living room and kitchen/dining room to the ground floor. The kitchen/diner is a particular feature of this home fitted with stylish units and a generous understairs cupboard. Three Bedrooms, an ensuite shower room and a family bathroom are situated to the first floor.

Outside the property enjoys both front and rear gardens. A path to the side of the property offers pedestrian access to the rear garden. The rear garden is generous in proportion and laid predominantly to lawn. Two allocated parking spaces are located just beyond the front of the property, two vehicles can be parked in tandem. An electric car charging point is located at rear of the parking area.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

MATERIAL INFORMATION

Construction notes: Timber Frame

Heating: EON District Heating

Utilities: Connected to mains Electric, Water & Drainage

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>

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

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.






BRITISH
PROPERTY
AWARDS

2021
★★★★★

GOLD WINNER

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BRITISH
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AWARDS

2022
★★★★★

GOLD WINNER

ESTATE AGENT
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BRITISH
PROPERTY
AWARDS

2023
★★★★★

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PROPERTY
AWARDS

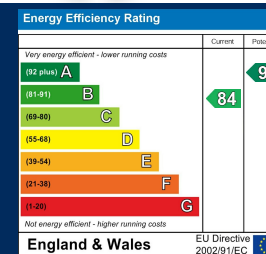
2024
★★★★★

GOLD WINNER

ESTATE AGENT
IN EXETER

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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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