



naomi j ryan
estate agents



Link-Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



District Heating



Garage and Driveway



Enclosed Rear Garden



Council Tax Band: D

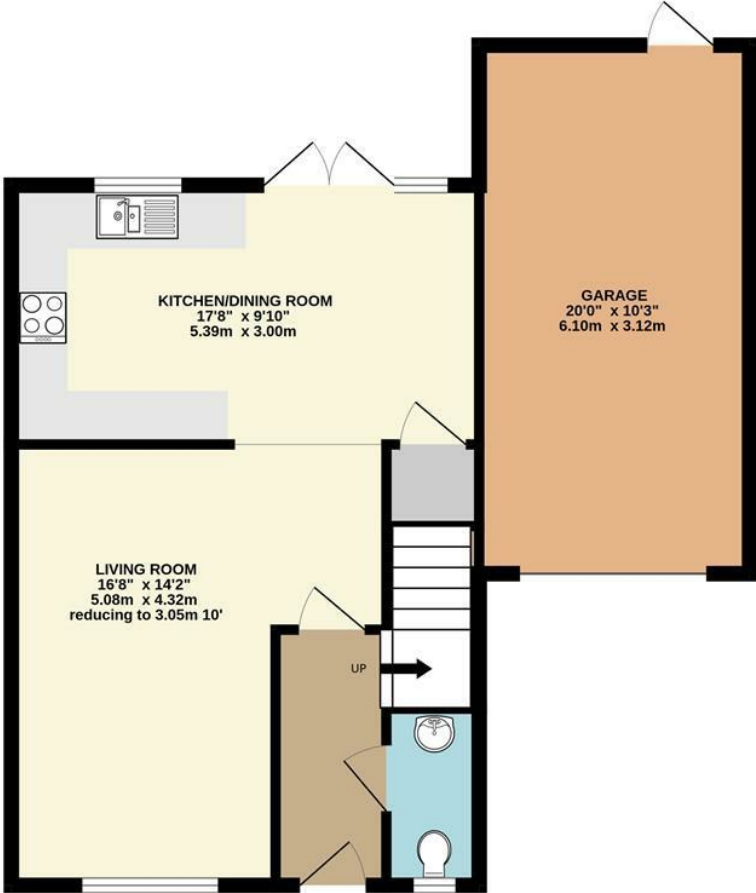
Offers In Excess Of:
£350,000 Freehold

9 Nursery Gardens,

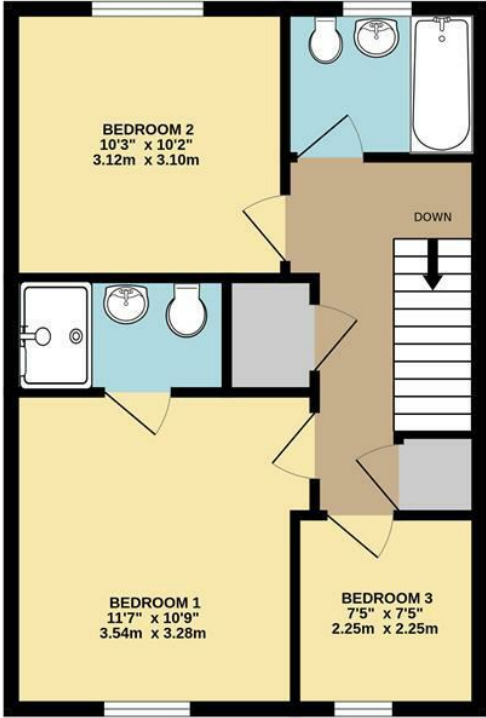
Tithebar, Exeter, EX1 3YY

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



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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SUMMARY

A bright and spacious link-detached home, beautifully presented throughout and offering three bedrooms, situated within a small cul-de-sac. Ideally positioned in the popular Tithebarn area on the eastern edge of the city, the property benefits from excellent access to the A30, M5 motorway, Pinhoe Railway Station, Sowton Business Park, The Met Office, and a selection of highly regarded schools. A regular B-route bus service provides convenient access to the city centre.

Local amenities are within easy reach, including the recently opened Tesco Express on Tithebarn Way, the popular Strawberry Fields Café, and the picturesque Minerva Country Park, ideal for relaxing walks.

The accommodation comprises an entrance hall, ground-floor cloakroom, and a spacious living room that flows seamlessly into a superb open-plan kitchen/dining area. The kitchen is fitted with an extensive range of wall and base units, complemented by integrated appliances including a fridge/freezer and dishwasher. Double doors from the dining area open onto the attractive rear garden, creating an excellent space for entertaining.

Upstairs, the first floor offers three generously sized bedrooms, including the main bedroom with an en-suite shower room, as well as a modern family bathroom.

Externally, the property enjoys a delightful enclosed west-facing rear garden, offering a good degree of privacy and featuring a paved patio and lawned area. There is side access to the front, as well as rear access into the single garage. An additional area behind the garage is laid with decorative slate chippings.

To the front of the property, there is a small garden with shrubs and decorative stone chippings, along with a driveway leading to the single garage.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Estate Management Charge: £588 per annum payable to Cornerstone.

Construction notes: Timber frame and block.

Utilities: Mains water, electric, and 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>

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

 ESTATE AGENT IN EXETER



BRITISH PROPERTY AWARDS

 2022

 ★ ★ ★ ★ ★

GOLD WINNER

 ESTATE AGENT IN EXETER



BRITISH PROPERTY AWARDS

 2023

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GOLD WINNER

 ESTATE AGENT IN EXETER



BRITISH PROPERTY AWARDS

 2024

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GOLD WINNER

 ESTATE AGENT IN EXETER



BRITISH PROPERTY AWARDS

 2025

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GOLD WINNER

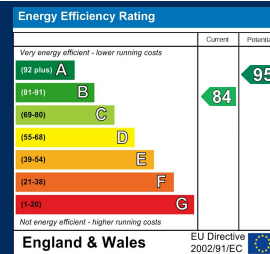
 ESTATE AGENT IN EXETER



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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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