



SOUTHGATE
ESTATES

£1,150

per calendar month



2



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1

125 Hutchings Drive, Tithebarn, Exeter, EX1 3UQ





125 Hutchings Drive

A modern two bedroom terraced house located in the popular area of Tithebarn. The property benefits from an allocated parking space to the front and also a sizeable enclosed garden to the rear. The internal accommodation briefly consists of an entrance hallway leading into the living space, and a cloakroom on the ground floor. Upstairs are the two double bedrooms and the main 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.

- Council Tax Band B
- No Pets/Smokers
- Minimum 6 Month Let
- Subject to Referencing and Affordability Checks
- A Holding Deposit of one week's rent will be requested to reserve the property.
- A Tenancy Deposit of 5 weeks' rent will be required should an application be successful.

For full details of charges and fees please visit our website:
<https://www.southgatestates.co.uk/lettings>





Ground Floor The front door opens to the entrance hallway which provides access to the living space and stairs rise to the first floor landing. The living space is open-plan and features French doors opening directly out to the rear garden. The kitchen area contains a range of matching wall and base units with fitted worktops, a matching upstand and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Appliances include an integrated oven with an electric hob and extractor hood over, plus space for a tall fridge freezer and a washing machine. A window faces the front aspect and a door opens to the convenient downstairs cloakroom.

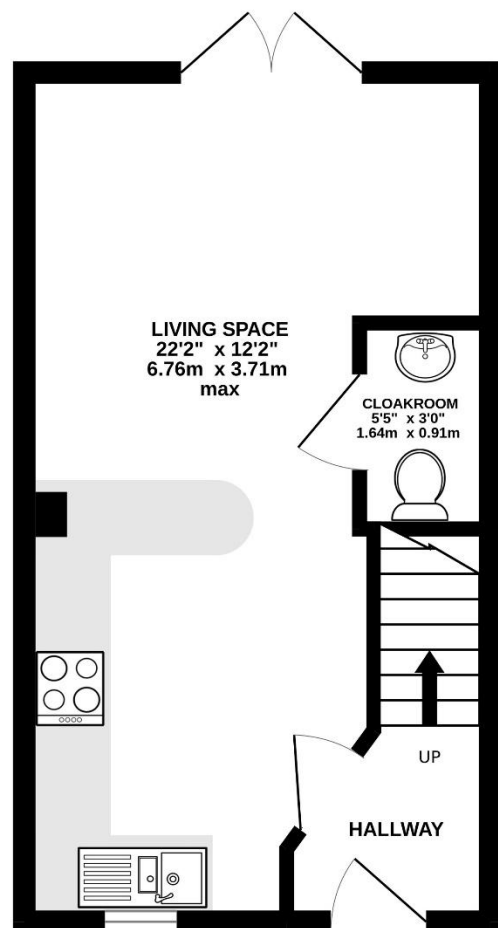
First Floor The first floor accommodates the two bedrooms and the bathroom. The master bedroom is complemented by a window to the rear aspect with a view across the garden. Bedroom two is a further double room with the advantage of two windows to the front aspect. The bathroom comprises a bath with a shower over, a pedestal wash basin and a close-coupled WC.

Garden & Parking French doors open out to the enclosed rear garden which is mainly laid to artificial lawn providing a pleasant, low-maintenance outside space for seating. A path leads to the end of the garden where there is a patio area and a gate allowing rear access. To the front of the property is an allocated off-road parking space.

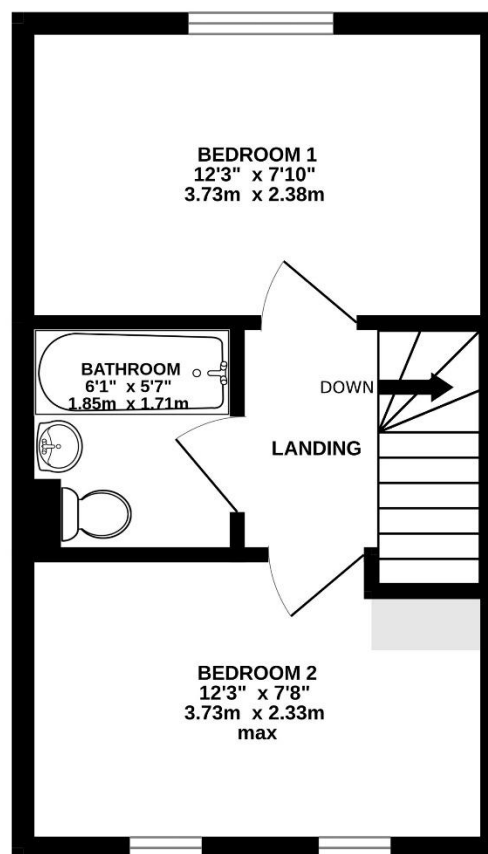
- *2 Bedrooms*
- *Terraced House*
- *Enclosed Garden*
- *Allocated Parking*
- *Convenient Location*
- *Open-Plan Living Space*



GROUND FLOOR
269 sq.ft. (25.0 sq.m.) approx.



1ST FLOOR
262 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA: 532 sq.ft. (49.4 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		98 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



www.tpos.co.uk



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ESTATES

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