



Connells

Hutchings Drive
Tithebarn Exeter



Property Description

Situated within the highly desirable Tithebarn development in Exeter, this modern two bedroom terrace property offers stylish and practical accommodation ideal for a range of buyers.

The ground floor comprises an entrance hall with stairs rising to the first floor and access into the spacious open plan living area. Positioned to the front of the property, the contemporary fitted kitchen features a breakfast bar which neatly divides the kitchen from the living space, creating a sociable and modern layout. The ground floor also benefits from a convenient W.C. and useful under stairs storage. French doors open from the living area directly onto the rear garden, allowing plenty of natural light throughout the space.

Upstairs, there are two generously sized bedrooms along with a modern family bathroom.

Externally, the rear garden has been designed for ease of maintenance and features a decked seating area alongside a gravelled garden space with enclosed walled boundaries, creating a private outdoor area to enjoy. A rear gate provides direct access to the driveway, where there is parking for multiple vehicles. This attractive home offers a fantastic opportunity to purchase within one of Exeter's most popular modern developments.

Agents Note

The property is still under NHBC warranty.

Kitchen/Diner/Living Room

22' Max x 12' 2" Max (6.71m Max x 3.71m Max)

Open plan with French doors to rear garden, two wall mounted radiators. under stairs storage, wall and base units, work surfaces, breakfast bar, double glazed front aspect window, electric oven, hob, extractor over, space for fridge freezer and washing machine.

Bedroom One

7' 9" x 12' 2" (2.36m x 3.71m)

Two double glazed front aspect windows, fitted storage cupboards, wall mounted radiator.

Bedroom Two

7' 6" Max x 10' 3" Max (2.29m Max x 3.12m Max)

Double glazed rear aspect window, wall mounted radiator.

Bathroom

6' 2" x 5' 7" (1.88m x 1.70m)

Low level toilet, wash hand basin, bath with shower over, mirrored cupboard. tiled walls and floor.

Cloakroom

Low level toilet, wash hand basin, wall mounted radiator.

Rear Garden

Decked area leading to gravelled garden. Enclosed wall surround, rear gated access to driveway.

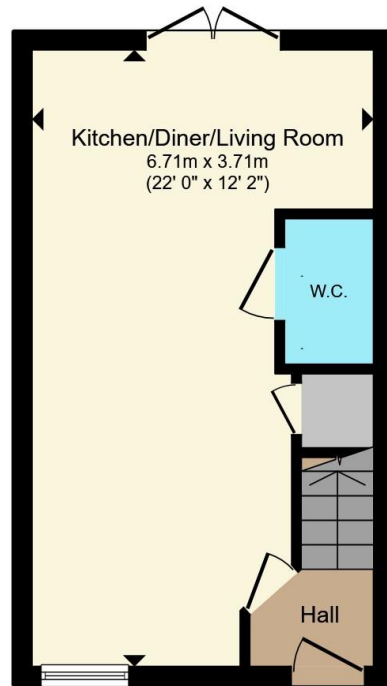
Parking

Parking on drive for 2/3 cars.

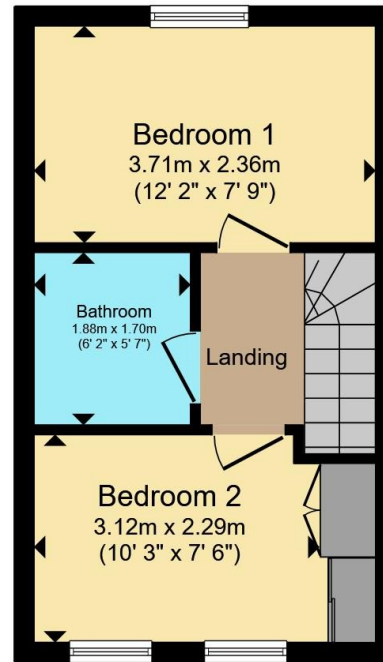








Ground Floor



First Floor

Total floor area 49.7 m² (535 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



To view this property please contact Connells on

T 01392 221 331
E exeter@connells.co.uk

8-9 South Street
EXETER EX1 1DZ

EPC Rating: B Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317821



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EXR317821 - 0004