



£325,000 Guide Price

77 Elmores Well Avenue Tithebarn Exeter EX1 3XG

Terraced House | 3 Bedrooms | 3 Bathrooms

Landline:- 01392 469333



[www.rightathomeexeter.com](http://www.rightathomeexeter.com)



# Step Inside

---

## Key Features

- Ex- Showhome
- 3 Bedroom Mid-terraced House
- Garage and Driveway
- Less than 2 miles to the M5
- Double Glazed Throughout
- Master Bedroom With En-suite
- Close to Amenities
- Central Heating
- Fully Enclosed Garden
- Freehold
- Council Tax C

## Main Particulars

A stunning ex-showhome built by Barratt Homes. The property comprises 3 bedrooms including a garage and driveway to the side of the house, a contemporary lounge, a well presented kitchen/dining room with french doors leading to the fully enclosed garden, cloakroom, and storage complete the ground floor.

Upstairs you will find two double bedrooms with a master en-suite shower room, third bedroom and a family bathroom.

Minerva is a development of 2, 3 and 4 bedroom homes on the outskirts of Exeter with a 15-acre country park on the development. With the train station, a wide range of local shops and highly rated schools being close by, this property is very well located for commuting into Exeter and with the M5 only 2 miles away.

Approached from the paved path to the front, composite front door with obscure glazed panel and spy hole.

### Hallway

Wall mounted radiator, ceiling light, tiled flooring, smoke alarm, carbon monoxide alarm, doors to:

### Cloakroom

5.'28" x 3'8" (1.61m x 0.94m) White suite comprising low level toilet and matching hand basin, tiled splashback, extractor fan, tiled flooring, ceiling light.

### Living Room

16'17" x 11'84"(4.93m x 3.61m) Spacious living room, fully carpeted, UPVC window to the front of the property, TV point, Aerial point, ceiling lighting, wall mounted radiator.

### Kitchen/Dining Room

10'05" x 15'09" (3.20m x 4.60m) Modern fitted kitchen with a range of contemporary matching wall and base units with square edged laminate work surfaces over, electric hob, built in electric oven and extractor hood over, built in washing machine, dishwasher and fridge/freezer, stainless steel sink with drainer and mixer taps, UPVC window to the rear, tiled flooring, space for a dining table,useful under stairs storage cupboard, ceiling lighting, french UPVC doors leading to the garden.

### First Floor Landing

Fully carpeted, ceiling lighting, smoke alarm, storage cupboard, radiator, Loft Hatch with loft ladder and partly boarded for extra storage, doors to.....

### Master Bedroom En-Suite

12'01 x 8'5" (3.66m x 2.59 m) A lovely master bedroom en-suite shower room with laminate flooring,and a wall hung radiator. The bedroom is fully carpeted, built-in wardrobes, UPVC window to the front of the property, ceiling lighting, door to:

### Bedroom Two

10'17" x 8'53" (3.10m x 2.60m) Double room, UPVC double window to the rear, fully carpeted, built-in wardrobes, ceiling light, radiator, door to:

**Bedroom Three**

8'76" x 6'3"(2.67m x 1.92m) single room, fully carpeted, UPVC window to the front, ceiling lighting, radiator, built-in wardrobe.

**Family Bathroom**

White suite comprising, panelled bath with mixer taps, low level toilet and wash hand basin, tiled splashback to the sink and part tiled walls around the bath, laminate flooring, wall mounted radiator, ceiling light, and window to the rear.

**Garage & Driveway**

To the side of the property is a garage with an up and over door and another door leading to the rear garden, in the front of the garage is a driveway for two cars.

**Rear Garden**

The rear garden is lawned with a patio area, gravel, shrubs, wood fenced surround, and an outside tap.







Image not found



Image not found

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY



Image not found

Telephone: Landline:- 01392 469333



---

[www.rightathomeexeter.com](http://www.rightathomeexeter.com)