



£300,000 Guide Price

Tithebarn Way, Exeter EX1 3YF

Town House | 3 Bedrooms | 3 Bathrooms

Landline:- 01392 469333



www.rightathomeexeter.com



Step Inside

Key Features

- 3 STOREY END TERRACE TOWN HOUSE
- 3 DOUBLE BEDROOMS
- MASTER EN-SUITE SHOWER ROOM
- MODERN KITCHEN/DINER
- LOUNGE
- CLOAKROOM
- GARAGE & DRIVEWAY
- FULLY ENCLOSED GARDEN
- FLEXIBLE ACCOMMODATION
- FREEHOLD
- COUNCIL TAX C

Main Particulars

3 STOREY END TERRACE TOWN HOUSE 3 DOUBLE BEDROOMS* MASTER EN-SUITE SHOWER ROOM* LOUNGE*MODERN KITCHEN/DINER*CLOAKROOM* GARAGE & DRIVEWAY*FULLY ENCLOSED GARDEN* FLEXIBLE ACCOMMODATION*FREEHOLD*COUNCIL TAX C*

A stylish three storey end terraced town house located within this highly sought after residential development convenient to local amenities and major link roads. Good decorative order throughout. Three double bedrooms. Ensuite shower room to master bedroom. First floor family bathroom. Sitting room. Kitchen/dining room. Ground floor cloakroom. Enclosed landscaped rear garden. Two allocated parking spaces. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Approach - To the front of the property is a lawned area bordered with shrubs and a pathway leading to a composite grey front door, with inset obscure double glazed panel, leading to:

ENTRANCE HALL

Radiator. Electric consumer unit, wood effect vinyl flooring Door to:

Lounge - 14'8" (4.47m) x 11'10" (3.61m). Radiator. Understairs storage cupboard. uPVC double glazed window to front aspect, light grey carpet door leads to:

INNER HALLWAY

Stairs rising to first floor. Smoke alarm. Doors to:

CLOAKROOM 4'69" (1.43m) x 3'71" (1.13m) - A modern matching white suite comprising low level WC. Wall hung wash hand basin with tiled splashback. Radiator. Extractor fan, wood effect vinyl flooring.

KITCHEN/DINING ROOM- 11'10" (3.61m) x 7'8" (2.30m). A modern kitchen fitted with a range of matching light grey high gloss fronted base, drawer and eye level cupboards. Granite effect dark roll edge work surfaces with matching splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted electric oven. Four ring electric hob with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer, space for a dishwasher. Wall mounted concealed heat exchanger. Space for table and chairs. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden.

FIRST FLOOR LANDING

Radiator. Smoke alarm, light grey carpet flooring. Stairs rising to second floor. Doors to:

BEDROOM 3 - 11'10" (3.61m) x 8'10" (2.69m) maximum. Radiator. Room for wardrobes, double bed and other furniture, light grey carpet, uPVC double glazed window to rear aspect with outlook over neighbouring area and beyond.

BEDROOM 2 - 11'10" (3.61m) x 10'6" (3.20m) maximum. Radiator, room for a double bed and other furniture, uPVC double glazed window to front aspect. uPVC double glazed double opening doors, with Juliet balcony, to front aspect.

FAMILY BATHROOM - 7'10" (2.39m) x 5'8" (1.73m). A modern matching white suite comprising panelled bath with modern style mixer tap, tiled around the bath and half way up the wall, Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Radiator. Extractor fan, tile effect vinyl flooring.

SECOND FLOOR LANDING

Storage cupboard. Smoke alarm. Door to:

BEDROOM 1 - 17'6" (5.33m) maximum x 8'6" (2.59m). Radiator. Access to roof space. uPVC double glazed window to front aspect, light grey carpet flooring, Door to:

ENSUITE SHOWER ROOM - 11'0" (3.35m) x 5'0" (1.52m). A modern matching white suite comprising tiled shower enclosure with fitted mains shower unit. Low level WC. Wash hand basin with modern style mixer tap. Part tiled walls. Radiator. Extractor fan. Double glazed Velux style window to rear aspect, tiled effect vinyl flooring.

OUTSIDE

The rear garden is fully enclosed and consists of a raised deck area with steps down to the lower garden which is mainly laid to lawn bordered with shrubs and a pathway leading to the garden gate providing access to the driveway and garage.

TENURE FREEHOLD

COUNCIL TAX C

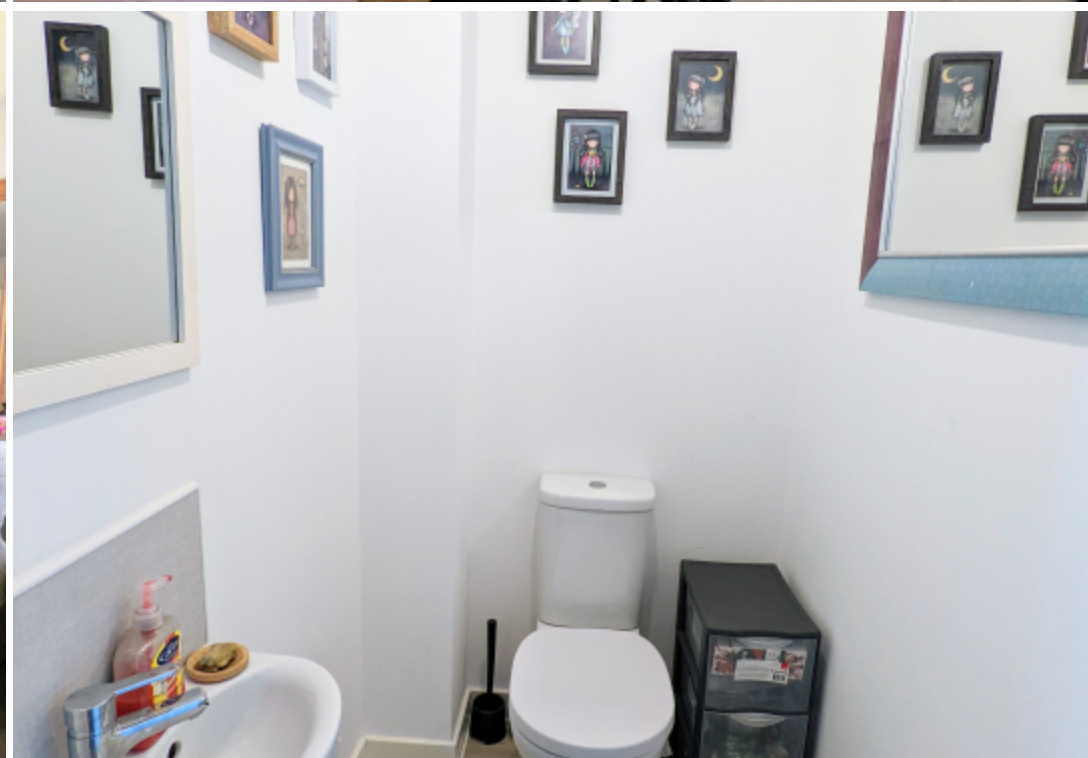




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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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



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