





An immaculately presented, modern three bedroom semi-detached home. Situated within the popular Tithebarn development, located on the eastern edge of the city the property offers fantastic access to the A30, M5 motorway, Pinhoe Train Station, Sowton, The Met Office, and well-regarded schools.

The accommodation is light and spacious throughout comprising in brief entrance hall, WC, living room and kitchen/diner to the ground floor. Three good sized bedrooms are situated to the first floor, the principle bedroom offering an ensuite shower room and fitted wardrobes in all rooms, and a family bathroom. Outside the property offers a low maintenance enclosed rear garden with artificial grass, a paved



dining/seating area. There is a modern outside office / storage space.

A gate provides pedestrian access to the driveway situated alongside the property which offers two parking spaces arranged in tandem.

HALLWAY Accessed via a part glazed front door, doors to the cloakroom and the lounge. Stairs to the first floor landing, tiled flooring.

CLOAKROOM White suite benefiting from a low level WC, wash hand basin with a mixer tap and tiled splashback, tiled flooring, extractor fan and a radiator.

LOUNGE Front and side aspect uPVC double glazed windows, television point, thermostat control point, radiator and door through to the kitchen dining room.

KITCHEN / DINER Rear aspect uPVC double glazed window with a view over the rear garden space, range of eye and base



level units, stainless steel sink with a mixer tap and single drainer, rolled edge work surfaces, integrated fridge and freezer, dishwasher, washing machine and dryer, oven and hob with an extractor fan above. Diner seating area, understairs storage cupboard, radiator, uPVC double glazed french doors leading to the rear garden.







BEDROOM ONE Front aspect uPVC double glazed window, two built in double wardrobes with hanging space and shelving, radiator and door through to the en-suite shower room.

EN-SUITE Side aspect uPVC frosted double glazed window, three piece suite benefiting from a fully enclosed shower cubicle, low level WC, wash hand basin with mixer taps and tiled splashback, tiled flooring and towel rail.

BEDROOM TWO Rear aspect uPVC double glazed window with a view over the rear garden, built in triple wardrobes with hanging space and shelving, radiator.

BEDROOM THREE Front aspect uPVC double glazed window, built in wardrobe with shelving, radiator.

FAMILY BATHROOM Rear aspect frosted double glazed window, three piece suite comprising panel enclosed bath with a shower above, low level WC, wash hand basin with a mixer tap, tiled flooring, heated towel rail.

REAR GARDEN Private enclosed low

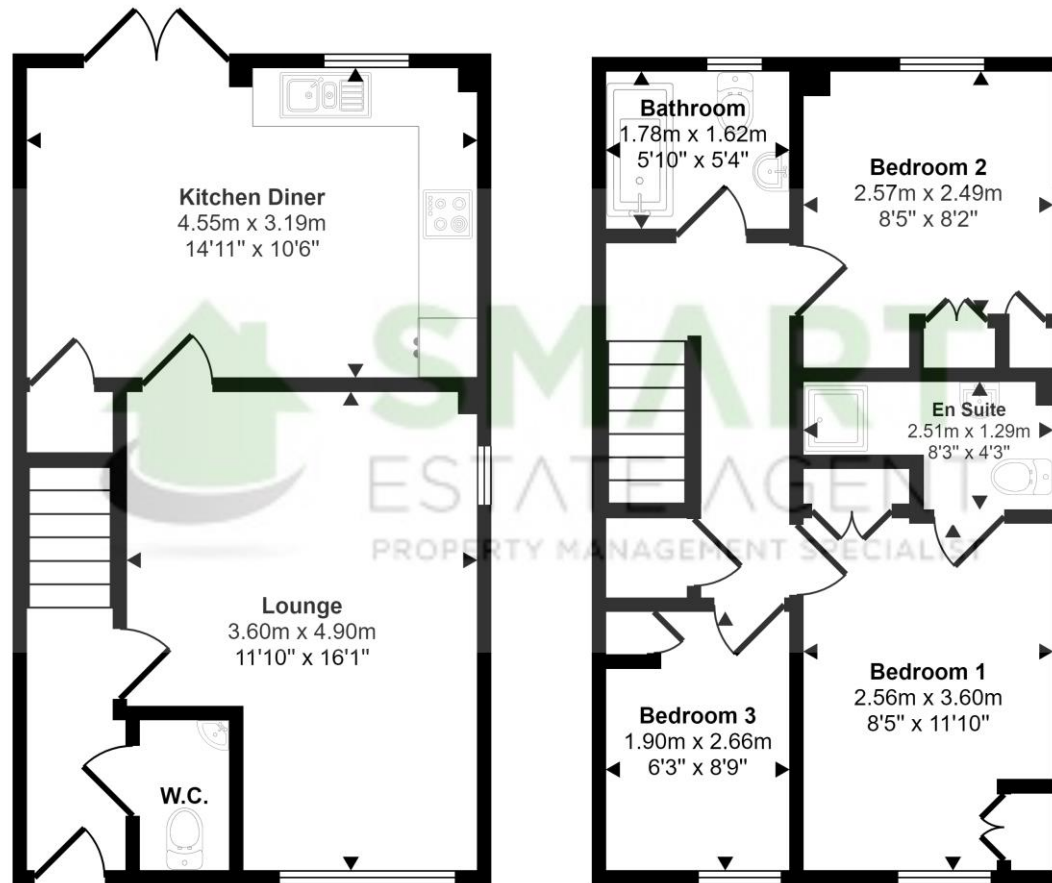
maintenance garden space. Paved seating area, artificial grass and access to the home office/studio. Wooden gate to the side for access to the car parking spaces.

HOME OFFICE / STUDIO To the rear of the garden is a Studio/ Office with uPVC doors. Work from home in comfort & style in a high quality made-to-measure insulated Garden Office, open to many other uses.

PARKING Back to back parking to the rear of the property accessed under the archway to the side of the property.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
75 sq m / 812 sq ft



Ground Floor
Approx 38 sq m / 408 sq ft

First Floor
Approx 38 sq m / 404 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.