



New to the market is this brand new Cavanna family home with a spacious living room, study/snug, large open plan kitchen/diner, utility, four bedrooms, two en-suites, garage, parking and garden

20 Elm Park Way | Tithebarn | Exeter | EX1 3YR





PROPERTY TYPE

Detached House
Freehold



SIZE

1,496 sq ft



LOCATION

City



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

3



WARMTH

Electric Heating



PARKING

Garage & Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

83 (B)



COUNCIL TAX BAND

TBC



in a nutshell...

- Brand New Cavanna Home
- Detached Family House
- Upgrades included
- Kitchen Dining Room
- Snug / Study
- Living Room
- Cloak Room + Utility
- 4 Bedrooms
- 2 En-suites & Bathroom
- Garage, Garden & Parking





the details...

New to market is this brand NEW Cavanna home!

Located in Tithebarn, "This development is a superb location for your family home, located on the eastern outskirts of Exeter. A new community is being formed, so residents will be able to enjoy a fully equipped sports field, allotments, Park and Ride services to Exeter, plus new local shops and businesses, along with a planned primary school. There will also be a 15-acre country park, which will provide an open green space close to the development."

Set back from the main road this family home offers spacious living. A formal lounge/living room overlooks the front with square bay window and there is a separate study room. A separate utility and cloakroom sit off the hallway with the main open plan kitchen/dining room to the rear overlooking and leading out to the rear garden. The kitchen has had several upgrades now included with Quartz work surfaces, extra mood lighting, electric grill and oven with Induction hob and cooker hood, there is also a dishwasher, plenty of storage cupboard and a breakfast bar. The dining area is quite a space with French doors that lead out to the rear garden and quality flooring.

The first floor has four bedroom, two with en-suite shower rooms with a further family bathroom. All rooms have plenty of natural light with the wet areas also being upgraded by the current owners upon new.

To the front there is off road parking that leads to the garage and gated access to the garden. To the rear off the dining room is the enclosed and walled rear garden.

A lovely family home, easy access to M5, Exeter City, Exeter Airport and local rail Links at Pinhoe or Cranbrook that leads to London Paddington or Exeter Central.

Freehold

Council Tax Band: TBC East Devon County Council as a new development. Currently not available.

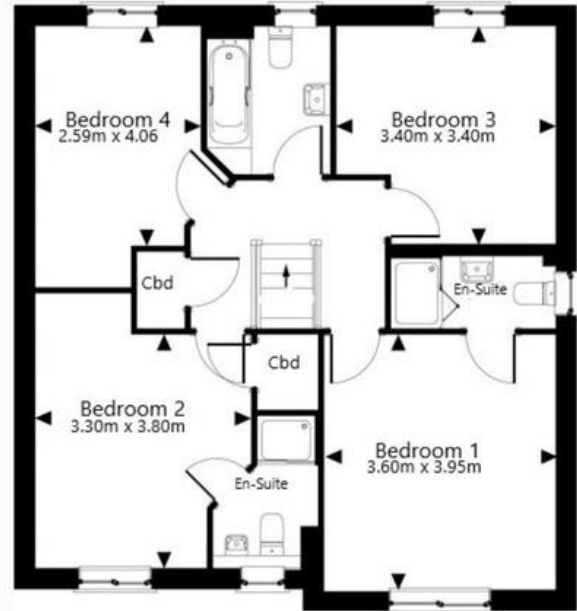


the floorplan...

Ground Floor



First Floor



Total Floor Area: 1496 sq.ft(139sq.m)

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 efficiency or operability has been given.

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the location...

Shops and eateries of every kind, a cathedral, lovely architecture, university, racecourse, the Exeter Chiefs rugby team – Exeter has the lot. It's well connected too: the M5 and direct trains to Paddington (in as little as 2h10) and an international airport. A great city.

Shopping

Late night pint of milk & Supermarket: Aldi 1.5 miles
Town centre: 4 miles

Relaxing

Beach: Exmouth 9.4 miles
Park: Minerva Country Park 0.4 mile

Travel

Bus stop: Honiton Road 0.5 mile
Train station: Cranbrook 2.8 miles
Main travel link: M5 0.9 mile
Airport: Exeter 1.8 miles

Schools

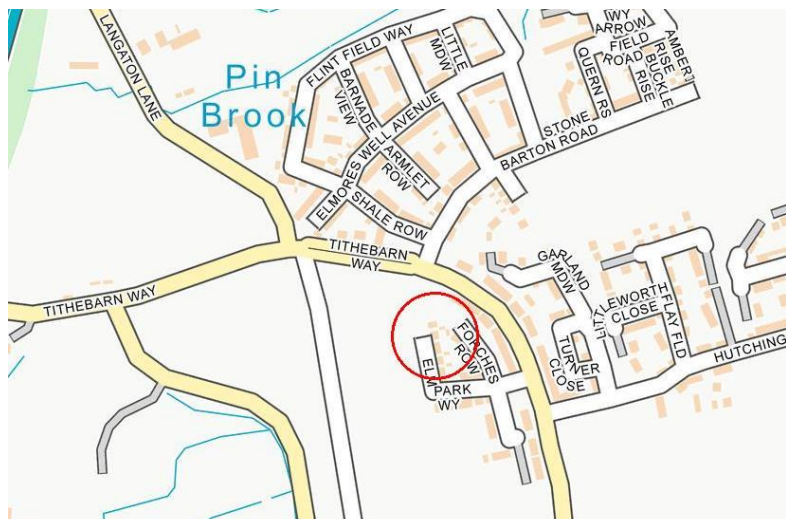
Ellen Tinkham School: 1.2 miles
Monkerton Community Primary School: 1 mile
St Luke's Church of England School: 1.5 miles
Pinhoe Primary School: 1.5 miles
Saint Nicholas Catholic Primary School: 2.2 miles

Please check Google maps for exact distances and travel times.

Property postcode: **EX1 3YR**

how to get there...

From our office in Cranbrook proceed right onto Younghayes Road by the Taylor Wimpey office towards the roundabout. At the roundabout take the second exit onto London Road (B3174) and at the Clyst Honiton bypass turn right at the traffic lights though Clyst Honiton on York Terrace Road. Follow the road straight ahead leading onto Honiton Rd. Turn left onto Anning Rd and follow the road straight ahead leading onto Tithebarn Way and turn left onto Elm Park Way, where the property can be found.





Need a more complete picture? Get in touch with your local branch...

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EX5 7DR

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