



A spacious detached family home with a modern kitchen/diner, lounge, five bedrooms, two en-suites, cloakroom, bathroom, a study, bar, parking, and an enclosed rear garden, on a the Tithebarn development close to travel links and a number of amenities

25 Jordan Drive | Tithebarn | Exeter | EX1 3FQ

complete.

thoroughly good property agents



PROPERTY TYPE

Detached House
Freehold



SIZE

1,683 sq ft (including
garage)



LOCATION
City



AGE
Modern



BEDROOMS

5



RECEPTION ROOMS

2



BATHROOMS

2 En-suites, Cloakroom
& Bathroom



WARMTH

Community Central
Heating



PARKING

Garage & Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

85 (B)



COUNCIL TAX BAND

F



in a nutshell...

- Spacious Detached Family Home
- Five Bedrooms
- Accommodation Organised Over Three Floors
- Modern Kitchen/Diner
- Generous Living Room
- Bar, Utility & Study
- Cloakroom, Two En-suites & Bathroom
- Large Enclosed Rear Garden
- Garage & Off Road Parking
- Close to Travel Links & Amenities





the details...

A spacious, modern, detached family home with five bedrooms, two en-suite, a study, bar, parking, and an enclosed rear garden, on a the Tithebarn development in the city of Exeter.

This fabulous town house is beautifully presented with stylish décor throughout, feels warm and welcoming with community central heating and double-glazing and is arranged over three floors providing spacious and versatile accommodation, perfect for a family.

The accommodation comprises of, on the ground floor, and entrance hallway with a convenient cloakroom, a staircase rising to the first floor with a cupboard beneath, a study ideal for those working from home, a generously sized living room with French doors to the rear garden, a superb, modern, kitchen/dining room with an elegant fitted kitchen that has plenty of worktop and cupboard space, a double-oven, induction hob and filter hood, integrated dishwasher, and fridge/freezer, and a separate utility room has a back door, a sink and integrated washer/drier, and the heat-exchanger for the community central heating and hot water system.

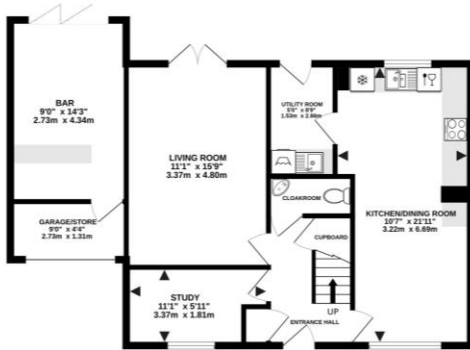
Upstairs, on the first floor, there are four bedrooms, three doubles, one with an en-suite shower room, a single, and a family bathroom with a dormer window. A door leads into a hallway with stairs up to the top floor and the master bedroom that has a dormer window providing plenty of natural light, fitted wardrobes, Eaves access, and an ensuite shower room with a dormer window providing natural light.

Outside, the rear garden is a generous size, and is fully enclosed making it safe for both children and pets. It requires minimal maintenance, with an extensive terrace of paving, composite decking, and an artificial lawn, and bifold doors open to reveal a bar in the rear of the former garage, creating a superb, private, social space, perfect for entertaining be it alfresco dining, a barbecue, or sharing drinks with family and friends. A door leads into the remaining part of the garage that provides storage and has an up and over door to the driveway where there is parking for at least one car with more on-road if required.

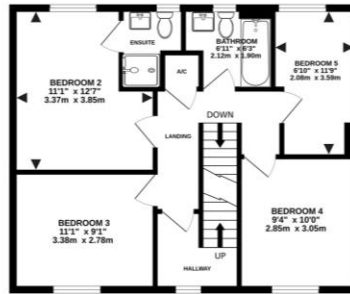


the floorplan...

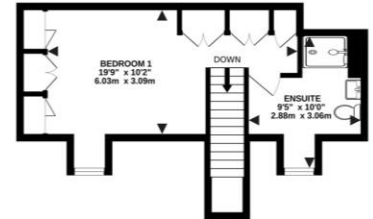
GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



2ND FLOOR
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 1683 sq.ft. (156.4 sq.m.) approx.

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 operability or efficiency can be 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 and London, which runs every hour 7 days a week (in as little as 2h10) and an international airport.

Shopping

Late night pint of milk & Supermarket: Aldi 1.1 miles, Lidl 0.8 mile & Sainsburys: 1.2 miles
Town centre: 3.4 miles

Relaxing

Beach: Exmouth 9.4 miles
Park: Minerva Country Park 0.6 mile

Travel

Bus stop: Tithebarn Way approx. 213 ft
Train station: Pinhoe 0.2 miles
Main travel link: A30 0.9 mile & M5 1.2 miles
Airport: Exeter 2.2 miles

Schools

Ellen Tinkham School: 0.7 mile
Monkerton Community Primary School: 0.5 mile
St Luke's Church of England School: 1.2 miles
Pinhoe Primary School: 1 mile
Saint Nicholas Catholic Primary School: 1.7 miles

Please check Google maps for exact distances and travel times.

Property postcode: **EX1 3FQ**

how to get there...

From our Cranbrook office on Younghayes Rd continue to the roundabout by the Taylor Wimpey office and take the second exit onto London Rd. At the traffic lights at Clyst Honiton bypass, turn tight going through Clyst Honiton via York Terrace. Continue straight ahead onto Honiton Rd. Turn right onto Anning Rd and follow the road ahead onto Tithebarn Way and head over the M5 motorway bridge and take the first right turn onto Jordan Drive, where the property can be found.





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Ombudsman

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