



## Modern End Terrace Home

CHECK OUT this lovely End Terrace Home in the new developed Tithebarn suburb of Exeter, East Devon. Local Train Station, Shops, Schools, Bus, A30 & M5 & City Centre, Cranbrook Town & Exeter Airport. Open Plan Live/Eat space + modern Kitchen area, Living space, 2 Bedrooms, Bathroom, Garden & Parking

10 Garland Meadow | Exeter | EX1 3RR





PROPERTY TYPE

End Terraced House



SIZE

540 sq ft



LOCATION

Tithebarn



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

EON District System



PARKING

Off Road Parking, Allocated Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

B



COUNCIL TAX BAND

B



### in a nutshell...

- Popular suburb of Tithebarn
- 2 Bedrooms
- Open Plan Live/Eat space
- Modern Kitchen + Living Area
- Local Country Park & Green Space
- IDEAL FIRST HOME
- Off Road Parking
- Close to M5, Schools, Shops
- Close to Train Station & Bus Route





## the details...

CHECK OUT this really well-presented End Terrace Home.

Located in the new developed Tithebarn Suburb of Exeter, a short distance from Pinhoe, local Schools, Shops & Amenities, Cranbrook Town with Rail Station to London Waterloo & Exeter, Exeter Airport & M5 / A30.

Making an ideal First Time Home or Buy To Let opportunity.

The House overlooks a Country Park style Green Space, that winds its way around the Estate. Set back from the road with Off Road Parking the downstairs gives an Open Plan style Live/Eat Space. There is a modern Kitchen with breakfast bar that overlooks the front, and the Living area overlooks the rear Garden with French Doors. Here there is also a Ground Floor Cloakroom.

Upstairs are 2 Double Bedrooms & Bathroom, all with good natural light.

Tithebarn is also supplied with Heating & Hot Water on Eon's district Heating system, so all electric.

Outside the rear Garden is pet friendly, enclosed with grass and raised seating area. A gate to the side gives some extra storage space and leads around to the front and the 2 Off Road Parking spaces.

A great home, well worth a look!

Agents Note: The property may be subject to an "Estate Rent Charge" - "Annual Maintenance Fee". Please ask us for more details

Tenure: Freehold  
Council Tax Band B

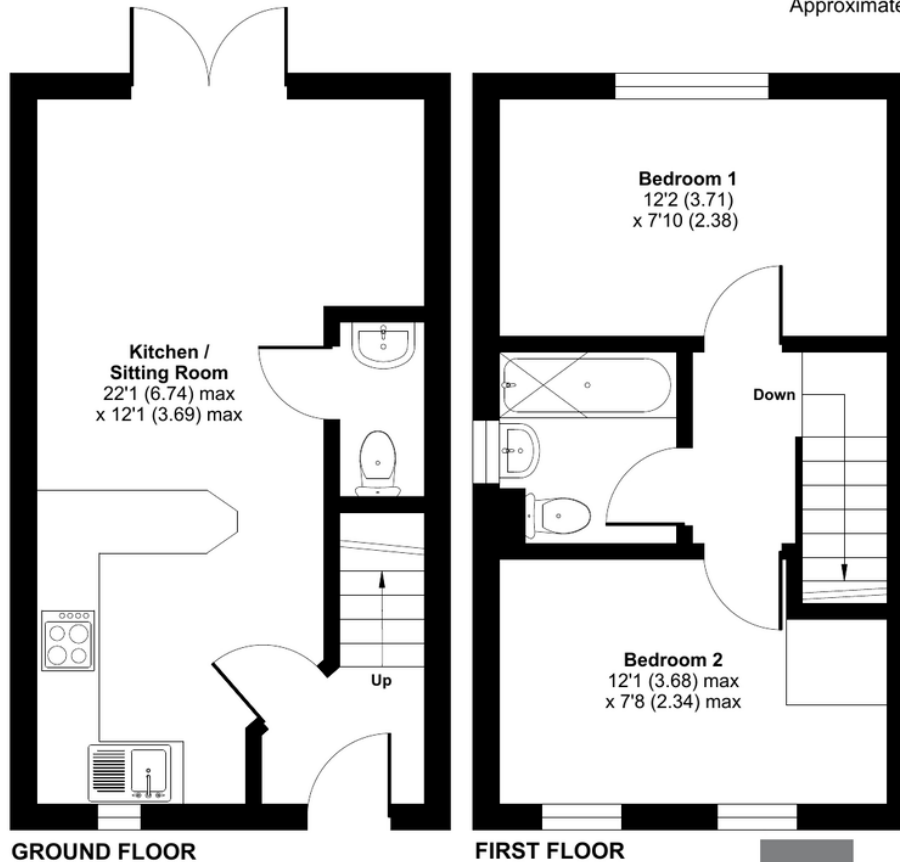




## Garland Meadow, Tithebarn, Exeter, EX1

Approximate Area = 540 sq ft / 50.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1153787



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bear in mind...

There is no long chain associated with the purchase, making it an enticing transaction to those who want a swifter purchase!



## 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.

### Shopping

Late night pint of milk: Co-op (West Clyst) 0.1 mile

City centre: Exeter 3.7 miles

Supermarket: Morrisons 2.6 miles

### Relaxing

Beach: Exmouth 10.9 miles

Park: Arena Park 1.8 miles

Exeter Golf and Country Club: 4.8 miles

### Travel

Bus stop: Main Rd/B3181 0.3 miles

Train station: Polsloe Bridge 2.4 miles

Main travel link: M5 3.4 miles

Airport: Exeter 4.8 miles

### Schools

Stoke Hill Junior School: 2.9 miles

Pinhoe Primary School: 0.9 miles

Exeter School: 2.4 miles





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

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