Detached FAMILY HOME

Welcome to the market this fantastic opportunity to acquire a 4-bedroom modern home situated in the sought after area of Tithebarn which is a 12 minute walk to the Science Park. The property which is overlooking green space offers parking in front of a detached garage, a generous size garden, two double bedrooms including a master with en-suite. Come and take a look!

3 Sloe Gardens | Exeter | EX1 3ZL

complete.
thoroughly good property agents

PROPERTY TYPE
Detached Home

SIZE
1,136 sq ft

LOCATION
Town

AGE
Modern

BEDROOMS
4

RECEPTION ROOMS
1

BATHROOMS
2

WARMTH
EON District Heating System

PARKING
Garage, Off Road Parking

OUTSIDE SPACE
Garden

EPC RATING
82 B

COUNCIL TAX BAND
E

in a nutshell...

- 4 Bedrooms
- Modern, Spacious Kitchen/Diner
- Spacious Living Room
- Family Bathroom, En Suite and Cloakroom
- Parking for Two Cars
- Detached Garage
- Overlooking Green Space
- Under NHBC Warranty
- NO ONWARD CHAIN

complete.

the details...

A fantastic opportunity to purchase a spacious and well-presented family home in the popular Tithebarn area of Exeter, offered to the market with no onward chain.

The property provides well-proportioned and versatile accommodation, featuring three double bedrooms, a fourth bedroom ideal for use as a study or single bedroom, and a good-sized, light and airy living room overlooking the green space to the front. The large windows allow plenty of natural light to flow throughout, creating a bright and welcoming atmosphere.

The front outlook is a particular highlight, with attractive green space and a children's play park nearby, making this an appealing location for families.

The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom. A convenient downstairs cloakroom/WC adds further practicality, and useful storage cupboards on both floors provide plenty of space for everyday essentials.

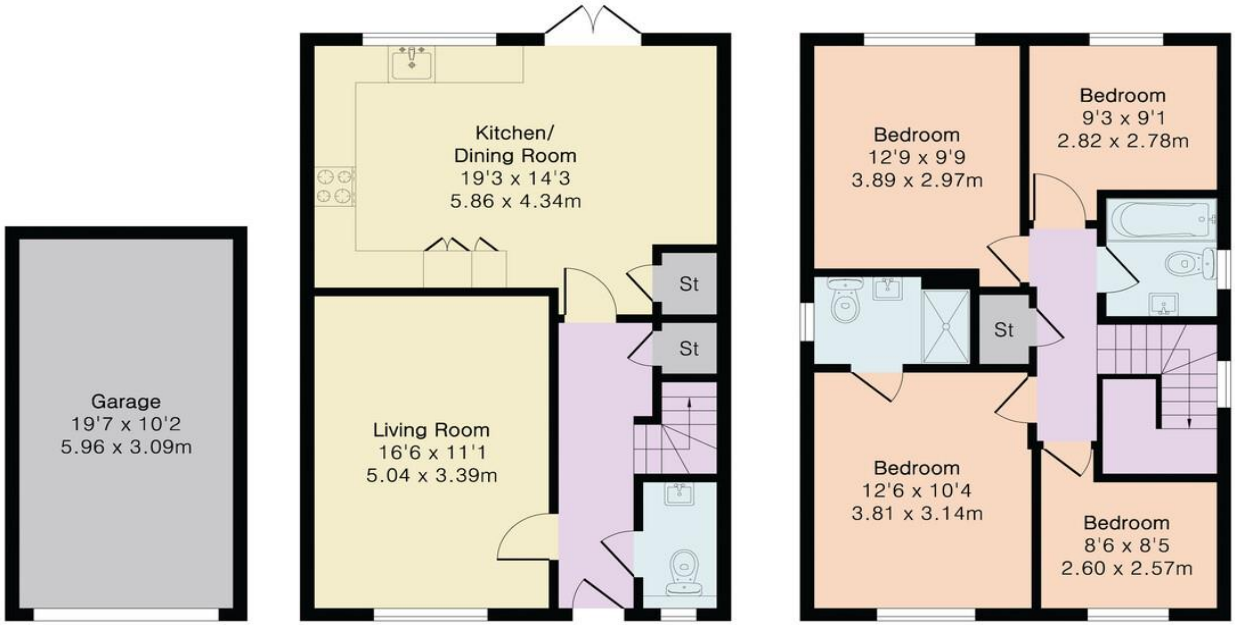
To the rear, the property boasts a large, enclosed garden that is not immediately overlooked, offering a good degree of privacy and an excellent space for relaxing, entertaining or enjoying time outdoors. An outdoor light and tap are also included, providing useful additions for everyday living.

what the owner loves most...

“the property offers the opportunity to move straight away with no works to complete and already in an established local community”

the floorplan...

Approximate Gross Internal Area 1136 sq ft - 106 sq m
(Excluding Garage)
Ground Floor Area 568 sq ft – 53 sq m
First Floor Area 568 sq ft – 53 sq m
Garage Area 198 sq ft – 18 sq m



PINKPLAN

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complete.

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bear in mind...

The property is offered with NO ONWARD CHAIN.

the location…

Further benefits include a detached garage with a double driveway directly in front, providing ample off-road parking and additional storage options.

The property is currently vacant and ready for its next owners, with no immediate works required, allowing buyers to move straight in and make the most of everything it has to offer.

Offered with no onward chain, this is an excellent opportunity to secure a spacious family home in Tithebarn, benefiting from three double bedrooms, a versatile fourth room, a private enclosed garden, a detached garage and a double driveway.

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A fee is payable for the completion of these checks:
- Vendors: £25 + VAT per person
- Purchasers: £37.50 + VAT per person

The applicable fee is payable when the AML verification process is requested and covers the cost of carrying out the required identity and AML checks. Additional checks may be required where necessary to satisfy our legal and regulatory obligations.

Please note that payment of the AML verification fee does not guarantee that a transaction will proceed and does not form part of our estate agency commission.

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Tel 01392 422500
Email exeter@completeproperty.co.uk
Web completeproperty.co.uk

Complete
141 Younghayes Rd
Cranbrook
EX5 7DR

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