



## Aldridge Place, Tithebarn, EX1 4AS

Guide Price £375,000

A modern detached four bedroom home in the sought after area of Tithebarn. Constructed approximately three years ago the property benefits from low running costs with great transport links.

**Winkworth**

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## The Property:

This beautifully presented home built just two years ago. Located in Tithebarn, an ever popular suburb of Exeter, this property is just a short distance away from the City Centre, the M5 and A30. This property is bright and airy throughout with high ceilings and spacious rooms.

A paved pathway leads to the front entrance, which sits beneath a practical storm canopy. Inside, the home enjoys an abundance of natural light and offers a warm, welcoming atmosphere, enhanced by community central heating and double glazing throughout.

Upon entering, you are greeted by a spacious hallway with room for coats and a radiator.

To the right, you'll find a generously sized living room, tastefully decorated in neutral tones and fully carpeted. A front facing window allows in plenty of natural light. Double doors open into the open plan dining and kitchen area, where French doors provide direct access to a small patio and the lawned rear garden.

The kitchen is well equipped with a range of wall and base units, space for a dishwasher, and under counter fridge and freezer. It also features a built in double oven, electric hob, and extractor fan. An understairs cupboard provides additional storage.

Just off the kitchen is a separate utility room with plumbing for a washing machine and space for a freestanding fridge/freezer. A downstairs cloakroom is also accessible from the utility, complete with WC and wash hand basin.

Carpeted stairs rise from the hallway to the first floor, which comprises four bedrooms, including a main bedroom with en-suite and a modern family bathroom.

The main bedroom also benefits from full length mirrored fitted wardrobes, an additional storage cupboard, and an en-suite shower room with WC, wash basin, and a heated towel rail. Bedroom Two is a spacious double with a front facing window, while Bedroom Three overlooks the rear garden. Bedroom Four is currently used as a nursery but would make an ideal home office or study.

The family bathroom is contemporary in style, featuring vinyl flooring, half tiled walls, a fully tiled bath with shower over, WC, wash basin, and radiator.

Outside, the rear garden is of a good size and mainly laid to lawn, complemented by a patio area, perfect for outdoor dining. The garden is fully enclosed, providing a safe space for children and pets. A side gate gives access to the driveway, which offers off-road parking for two vehicles.





## At a Glance:

No Onward Chain

Four Bedroom Detached Home

Two Reception Rooms

Utility Room

Downstairs Cloakroom

Family Bathroom & Ensuite

Garage and Driveway Parking

Fully Enclosed Garden

## PROPERTY INFORMATION:

COUNCIL TAX: Band E

SERVICES: Mains Electric, Water & Drainage

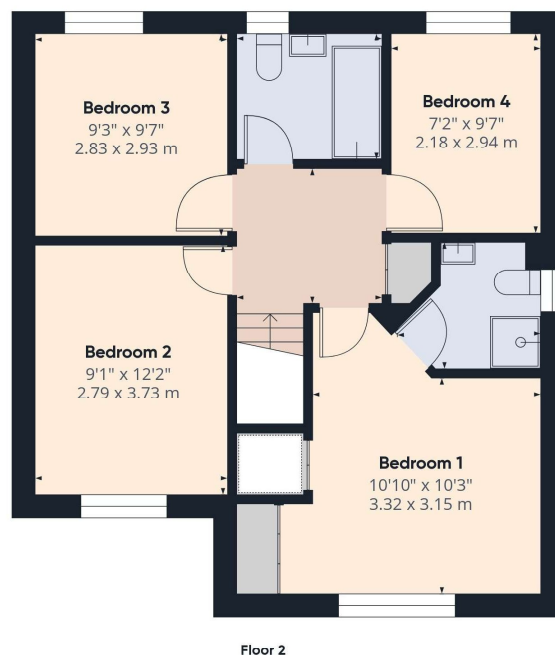
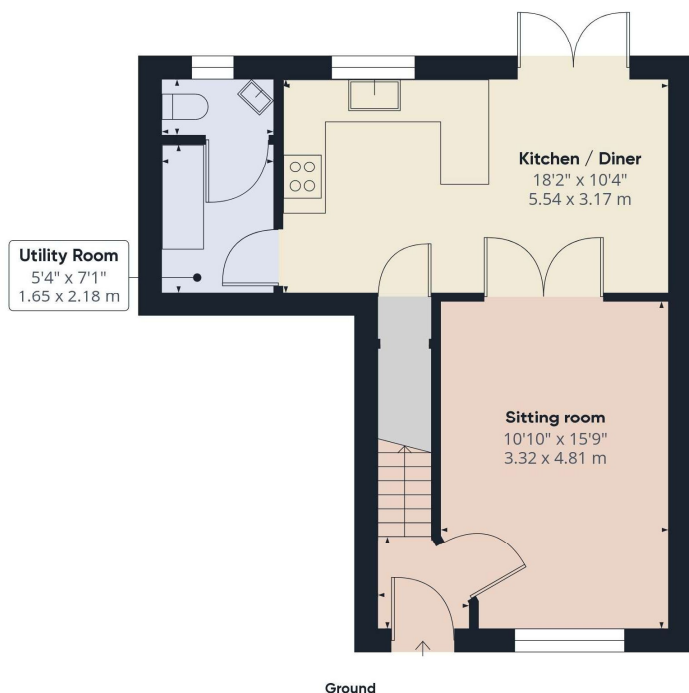
HEATING: District Heating Network. Run by E.ON

BROADBAND: Ultrafast. Checked on Ofcom 25

MOBILE: Signal Dependant on Provider

LISTED: No

TENURE: Freehold



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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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