



Aldridge Place, Tithebarn, EX1 4AS

£425,000

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:

The property is a modern four-bedroom detached house located in the Tithebarn area of Exeter. Constructed in the early 2020's, it offers contemporary living spaces suitable for professionals and families alike.

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 path leads to the front door which is found beneath a storm canopy. Inside, this property benefits from natural light throughout and feels warm and welcoming with community central heating and double glazing.

Once inside, there is an entrance hallway with space for coats, radiator.

On your right is the generous living room which is decorated in neutral tones and carpeted throughout. Window to the front aspect. Double doors lead through to the dining and kitchen area with French doors leading onto a small patio area and lawned garden.

The kitchen is well stocked with a selection of wall and base units, room for dishwasher, and under counter fridge and freezer. Built in double oven with extractor fan and electric hob. In the kitchen is an understairs storage cupboard.

Just off the kitchen is the utility room with space and plumbing for a washing machine a free standing fridge/freezer. Off of the utility is the downstairs cloakroom with WC and wash hand basin.

Carpeted stairs rise from the entrance hallway to the second floor, which comprises of four bedrooms, main bedroom with en-suite and a family bathroom. The main bedroom has full length, fitted, mirrored wardrobes. and additional storage cupboard. The main bedroom has the added benefit of an en-suite shower room with a shower, WC, wash basin and heated towel rail. Bedroom Two is another large double room with window to front aspect. Bedroom three is also a double and overlooks the rear garden whilst bedroom four is currently used as a nurse but could make an ideal study. The family bathroom is modern with vinyl flooring, half tiled walls, a fully tiled bath with shower over, wash basin, WC and radiator.

Outside the rear garden is a good size and mostly laid to lawn with a patio area. The garden is fully enclosed making it safe for children and pets, side gate leading to the driveway with space to park two cars.

Agents Notes:

Freehold

Council Tax Band: E

District Heating System, Electrics, Mains Water and Drainage



At a glance....

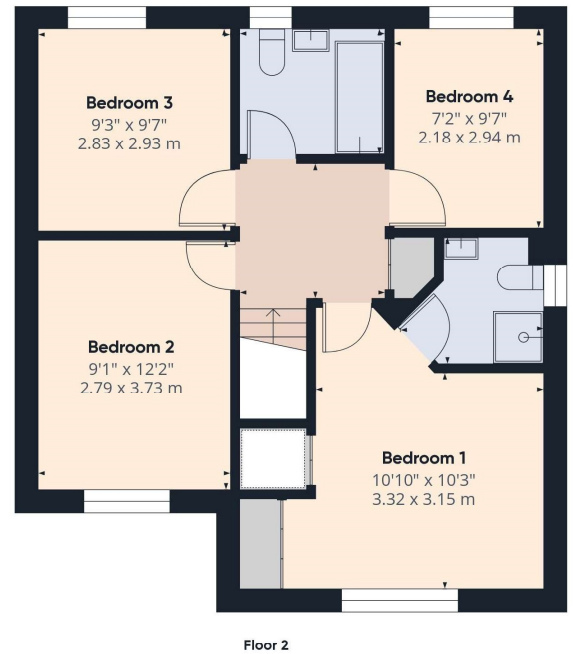
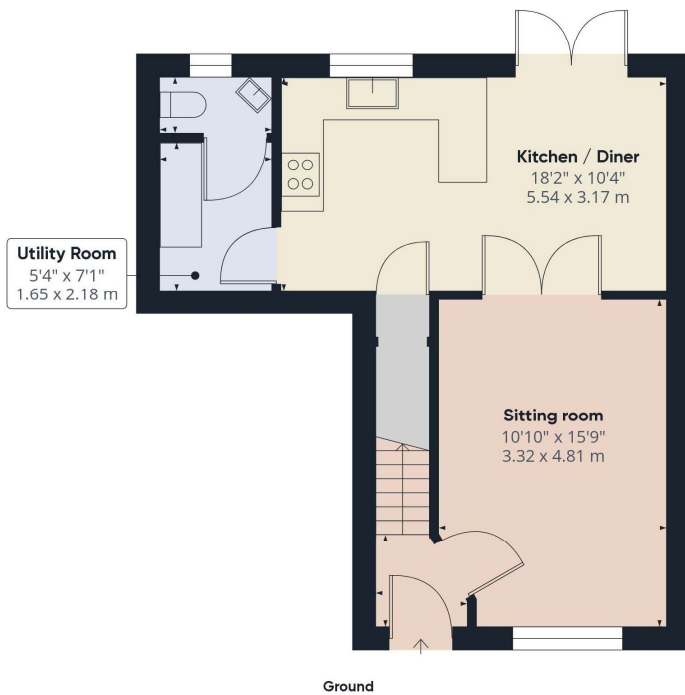
Four Bedroom Detached Home
 Sitting Room
 Kitchen/Diner
 Utility Room
 Downstairs Cloakroom
 Bedroom One with En-Suite
 Three Further Bedrooms
 Family Bathroom
 Garage and Driveway Parking
 Fully Enclosed Garden
 NO CHAIN

PROPERTY INFORMATION:

Freehold
 Council Tax Band: E
 District Heating, Mains Water and Drainage

Mobile signal: Several mobile networks currently showing as available at the property.

Broadband Ultrafast Broadband , download 900Mbps, 110Mbps.



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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