



- Excellent brand new conversion
- 3 bedrooms with 2 en-suites
- Open plan living spaces
- Leafy, village location close to Exeter
- 10 year warranty
- Level garden & off road parking



Guide Price £375,000

HELMORES
SINCE 1699

THE OLD BARN TITHEBARN LANE

Exeter EX1 3RQ



Located in a leafy lane on the edge of Pinhoe and Monkerton, Tithebarn Lane is a great location with superb access to all the local amenities and transport links whilst being off the beaten track. This gives a welcome change to the many new builds in the area, being a new conversion of an old barn, providing modern finishes with plenty of character. The property will be handed over with a 10 year structural warranty, flooring throughout is included (a mix of carpet, vinyl and tiles) and gardens will be turfed. The parking areas will be block paved and gravelled.

This semi-detached barn conversion has open plan living on the ground floor with a good sized and flexible living room, opening into a dining area and kitchen. The kitchen has integrated dishwasher, fridge/freezer, oven and hob and there is also a utility and WC. In addition, and still on the ground floor, is a bedroom with en-suite which gives flexibility. On the first floor are two further double bedrooms, one with en-suite and a family bathroom being well fitted with a white suite.

Outside, the entire plot is level and a garden area provides an ideal space for al-fresco eating. There is also car parking for both properties.

The property is nearing completion and reservations can be made now.

Please see the floorplan for room sizes.

Council Tax: TBC

Utilities: Mains water, electric, gas

Fastest broadband speed within this postcode: Up to 67Mbps

Drainage: Mains drainage

Heating: Gas fired central heating

Listed: No

Tenure: Freehold

DIRECTIONS :

Please follow maps or sat nav to EX1 3RQ.

You'll likely be brought into Pinn Lane from either Tithebarn Way (new road) or from Pinhoe centre and turn into Tithebarn Lane. The properties are approx. 25m into Tithebarn Lane on the left.

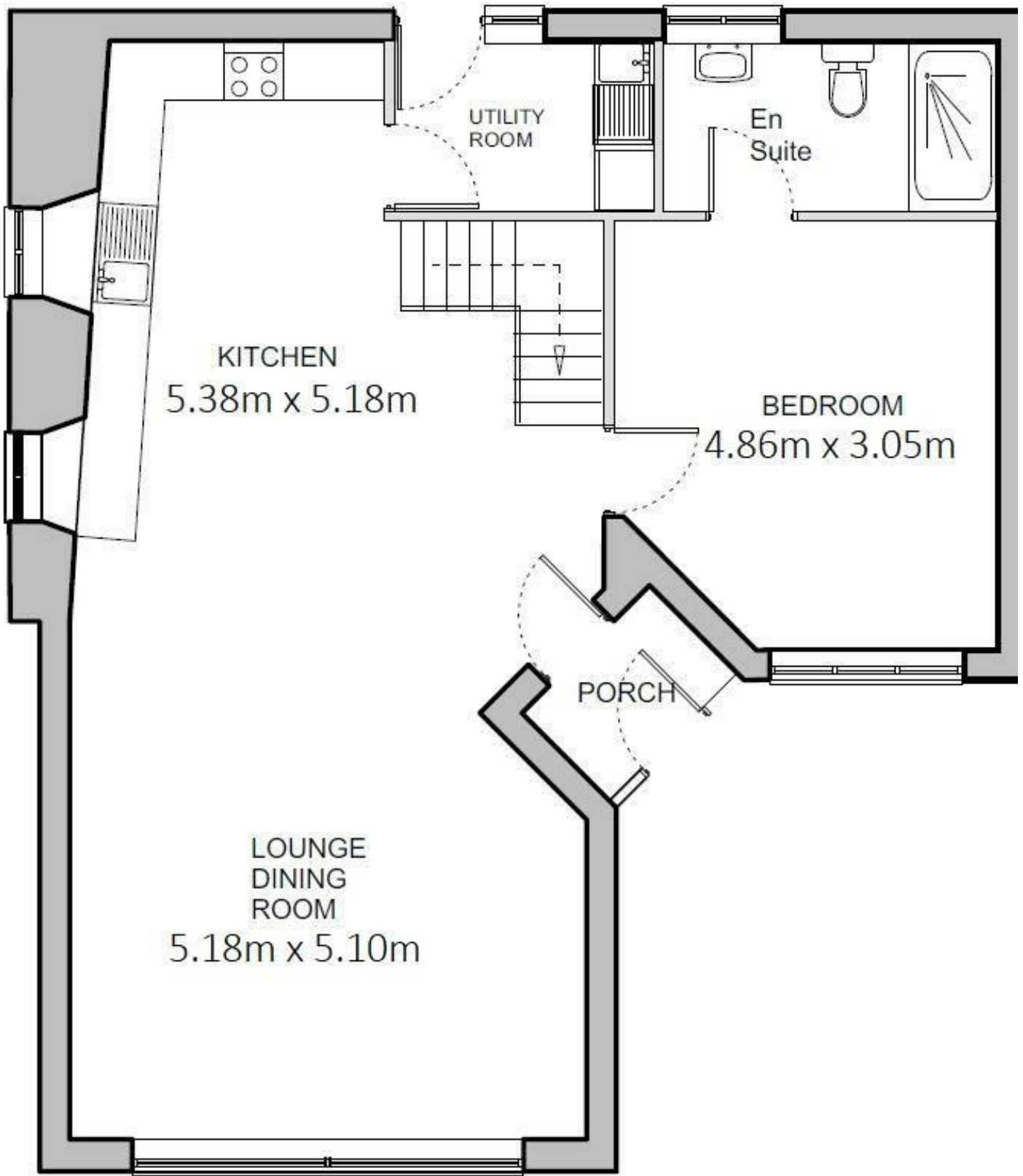
EXETER is the cathedral city and capital city of Devon. The city is on the River Exe about 37 miles (60 km) northeast of Plymouth and 70 miles (110 km) southwest of Bristol.

Exeter was the most south-westerly Roman fortified settlement in Britain. Exeter Cathedral was founded in the mid-11th century. During the late 19th century, Exeter became an affluent centre for the wool trade. After the Second World War, much of the city centre was rebuilt and is now considered to be a centre for modern business and tourism in Devon and Cornwall. Famed for its world class University.

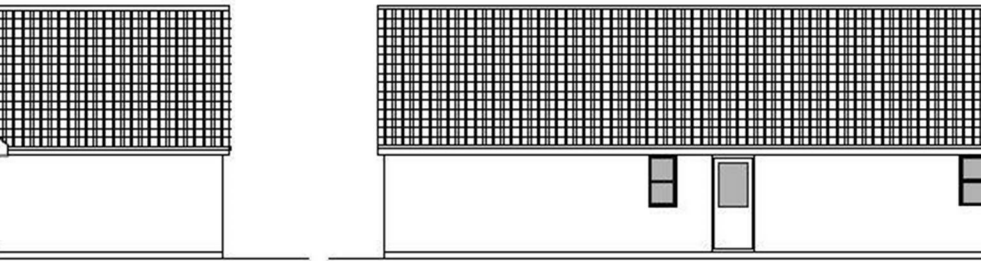
COVID-19 SAFETY POLICY

We're taking safety extremely seriously, so before making a viewing appointment for this property please read our Stay Safe policy here: helmores.com/staysafe

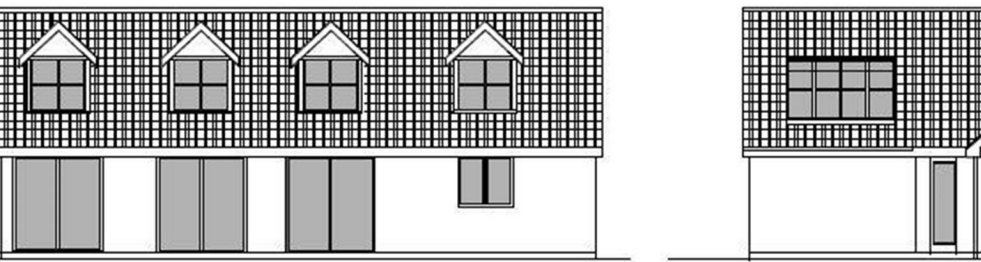
If you or any of your household have symptoms of Covid-19 or have been asked to self-isolate please stay at home.



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EAST ELEVATION



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