



£430,000

Plot 56 Cherrywood Grange, Stone Barton Road, Tithebarn, Exeter, Devon, EX1 4DN

Detached House | 4 Bedrooms | 2 Bathrooms

Landline:- 01392 469333



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# Step Inside

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## Key Features

- Plot 56 - The Selwood
- Detached Family Home
- Four Bedrooms
- Integral Garage
- Study on first floor
- Bedroom one with en suite
- Two bathrooms
- Modern open plan kitchen/dining room with French door leading into the garden
- Bright and spacious front-aspect living room

## Property Description

**\*\* OWN NEW - RATE REDUCER SCHEME\*\*** \* THE SELWOOD - FOUR BEDROOM DETACHED HOME \* MODERN OPEN PLAN KITCHEN/DINING ROOM WITH FRENCH DOOR LEADING INTO THE GARDEN \* BRIGHT AND SPACIOUS FRONT-ASPECT LIVING ROOM \* BEDROOM ONE WITH EN SUITE \* TWO BATHROOMS \* HOME OFFICE \* INTEGRAL GARAGE \*

## Main Particulars

**\*\* Special Offer - Own New - Rate Reducer Scheme available on this plot \*\***

The Selwood is a new home that keeps on giving. Four bedrooms, two bathrooms, a home office and a garage all add up to excellent space for an active family. Space to be together and space to be on your own are the key ingredients of busy family life and this is definitely a house that rises to the challenge, so that you can all call it home.

Please contact us at Right at Home Estate Agents for more information and to request a viewing.

Cherrywood Grange is a collection of stunning 1, 2, 3 and 4-bedroom homes just 5 miles from the bustling heart of Exeter. A new home here will give you excellent commuter links on your doorstep and great city amenities nearby, all set in the beautiful countryside of East Devon.

Living at Cherrywood Grange you can enjoy a semi-rural location with village amenities such as pubs close by, while there are number of supermarkets and Exeter Community Hospital just 2 miles away. A short drive will take you into the centre of historic Exeter, a hub of shopping, dining and entertainment.

With the added benefit of the Jurassic Coast and beautiful beaches close by for day trips, good local schools, train stations and the M5 just 5 minutes away, this location really has it all. For energy-efficient new homes in a great Devon location, look no further than Cherrywood Grange.

Handy amenities nearby:

As part of an exciting area of development, Cherrywood Grange will benefit from brand new community facilities nearby. There are also plentiful shops and local businesses to be found in nearby towns and villages such as Ottery St Mary and Topsham, while for a full day of retail therapy, dining and nightlife, Exeter has it all.

Council Tax Band: Not made available by local authority until post-occupation

Tenure: Freehold

**GROUND FLOOR:**

Kitchen/Dining room - 20' 4" x 10' 1" (6.19m x 3.06m)

Living room - 10' 9" x 14' 10" (3.28m x 4.53m)

**FIRST FLOOR:**

Bedroom one - 10' 9" x 10' 10" (3.28m x 3.29m)

Bedroom two - 11' 4" x 10' 2" (3.44m x 3.1m)

Bedroom three - 9' 1" x 11' 1" (2.78m x 3.37m)

Bedroom four - 10' 3" x 8' 8" (3.12m x 2.64m)

Study - 8' 7" x 6' 11" (2.61m x 2.1m)





**Ground Floor**

**Kitchen/Dining room**

20' 4" x 10' 1" (6.19m x 3.06m)

**Living room**

10' 9" x 14' 10" (3.28m x 4.53m)

\* The dimensions shown are approximate and the precise measurements may vary. Please ask to see the drawings relative to the specific plot. All room dimensions are to a +/-50mm (2") tolerance. Kitchen layouts are indicative only. Please consult the Sales Adviser on-site for specific kitchen layouts. This information is for guidance only and does not form part of any contract or constitute a warranty



**First Floor**

**Bedroom 1**

10' 9" x 10' 10" (3.28m x 3.29m)

**Bedroom 2**

11' 4" x 10' 2" (3.44m x 3.1m)

**Bedroom 3**

9' 1" x 11' 1" (2.78m x 3.37m)

**Bedroom 4**

10' 3" x 8' 8" (3.12m x 2.64m)

**Study**

8' 7" x 6' 11" (2.61m x 2.1m)

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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY

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