



£340,000

Cart Land Rise, Exeter

Detached House | 3 Bedrooms | 2 Bathrooms

Landline:- 01392 469333



www.rightathomeexeter.com



Step Inside

Key Features

- Modern Detached 3 Bedroom Home
- Master Bedroom with Ensuite
- Kitchen/Diner
- Downstairs W/C Cloakroom
- Two/Three Parking Spaces
- Garden Room
- Beautifully Landscaped South Facing Garden
- Cavanna Home
- NHBC Warranty
- Great Transport Links

Property Description

* DETACHED (CAVANNA) * THREE BEDROOM * MASTER BEDROOM WITH ENSUITE * TWO/THREE PARKING SPACES * KITCHEN/DINER * DOWNSTAIRS CLOAKROOM * LANDSCAPED SOUTH FACING GARDEN * GARDEN ROOM *

Main Particulars

A fantastic opportunity to acquire a stylish and modern three bedroom detached home built by the popular developer Cavanna Homes. This lovely home boasts off road parking for several cars and a beautifully landscaped garden. Situated within the popular Equinox, Tithebarn development, the property offers fantastic transport links.

Inside, this home is extremely well presented with light and neutral décor throughout and in ready to move into condition, with community central heating and double-glazing.

The living room boasts a bright, warm and welcoming space with an outlook and access to the beautifully landscaped rear garden.

The kitchen is modern and elegant with plenty of worktop and cupboard space and offers both functionality and style. The dining area has plenty of space for a family sized dining table, making this a great space for entertaining with family and friends. The property also has a convenient ground floor cloakroom.

Upstairs, there are three comfortable bedrooms, two doubles and one single with the master bedroom boasting an en-suite shower room, providing privacy and convenience.

The current owner has substantially upgraded the south facing rear garden which is beautifully landscaped throughout and boasts a fantastic garden room which has a variety of uses such as home office, beauty room or playhouse.

The property is close to M5 commuter links, A30, Met Office, Exeter Airport and easy access to and from Exeter City Centre. Close by are amenities such as popular schools, pubs, supermarkets and RD&E hospital just 2 miles away. With the added benefit of the Jurassic Coast and beautiful beaches close by for day trips.

Council Tax Band: D

Tenure: Freehold

Access

Off the public road, onto a private driveway with parking up to three cars. To the right hand side of the drive is a grass lawn, surrounded by shrubs and bushes. To the left of the lawn is a slabbed pathway taking you to some steps leading you to the grey composite front door, with storm porch over, courtesy lighting and doorbell.

Entrance Hall

A spacious hallway with matching light grey coloured carpet flooring. Wall mounted radiator. Smoke alarm and Hive control.

Cloakroom w: 0.96m x l: 1.95m (w: 3' 2" x l: 6' 5")

Modern matching white low level W.C., wall mounted hand wash basin with mixer tap and tiled splashback. Wall mounted radiator. Obscure uPVC window to the front

aspect. Matching luxury vinyl wood effect flooring.

Kitchen/Diner w: 2.64m x l: 4.86m (w: 8' 8" x l: 15' 11")

Excellent range of white wood eye level, base and drawer units with black granite effect worktop over and white tiled surround. Inset stainless steel bowl and a half sink with mixer tap. Built-in electric oven with induction hob and extractor hood over. Integrated dishwasher and washing machine. Space for an upright fridge freezer. Matching luxury vinyl wood effect flooring. Wall mounted radiator and smoke alarm. uPVC window to the front aspect.

Living Room w: 4.89m x l: 3.12m (w: 16' 1" x l: 10' 3")

Matching light coloured grey carpet flooring. Understairs storage cupboard. Wall mounted radiators and television aerial point. uPVC window and uPVC French doors to the rear aspect.

First Floor Landing

Matching light coloured grey carpet stairs leading up to the first floor landing. Wall mounted radiator, smoke alarm and loft hatch.

Master Bedroom w: 2.73m x l: 3.76m (w: 8' 11" x l: 12' 4")

Matching light coloured grey carpet flooring. Built-in double wardrobe. Wall mounted radiator. uPVC window to the rear aspect and door into...

En-suite w: 1.31m x l: 2.1m (w: 4' 4" x l: 6' 11")

Modern matching white suite with fully tiled double shower enclosure with mains shower, low level W.C. and wall mounted wash basin with tiled splashback. Chrome ladder heated towel rail and extractor fan. Matching luxury wood effect vinyl flooring.

Bedroom 2 w: 2.73m x l: 3.05m (w: 8' 11" x l: 10')

Matching light coloured grey carpet flooring. Built-in mirrored double wardrobes. Wall mounted radiator. uPVC window to the front aspect.

Bedroom 3 w: 2.05m x l: 2.22m (w: 6' 9" x l: 7' 3")

Matching light grey colour carpet flooring. Wall mounted radiator. uPVC window to the rear aspect. Bedroom currently being used as an office.

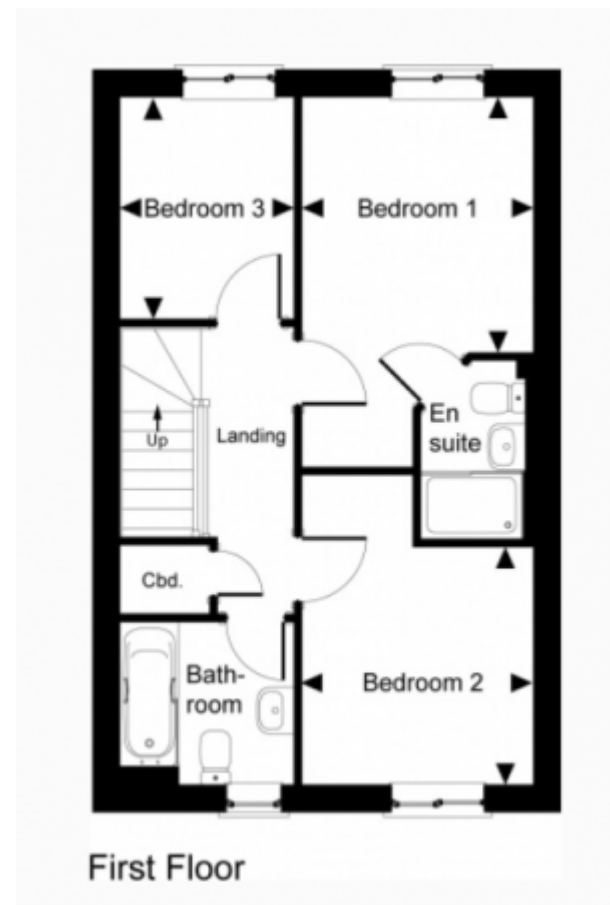
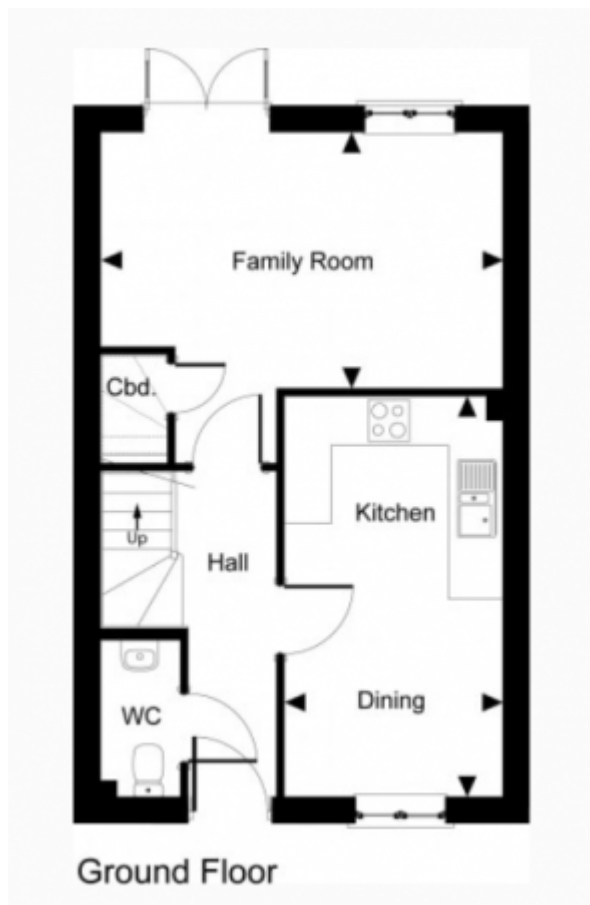
Bathroom

Modern matching white suite with paneled bath and mains shower over and glass screen. Low level W.C., wall mounted wash basin with tiled splashback. Chrome ladder heated towel rail and extractor fan. uPVC window to the front aspect.

Outside

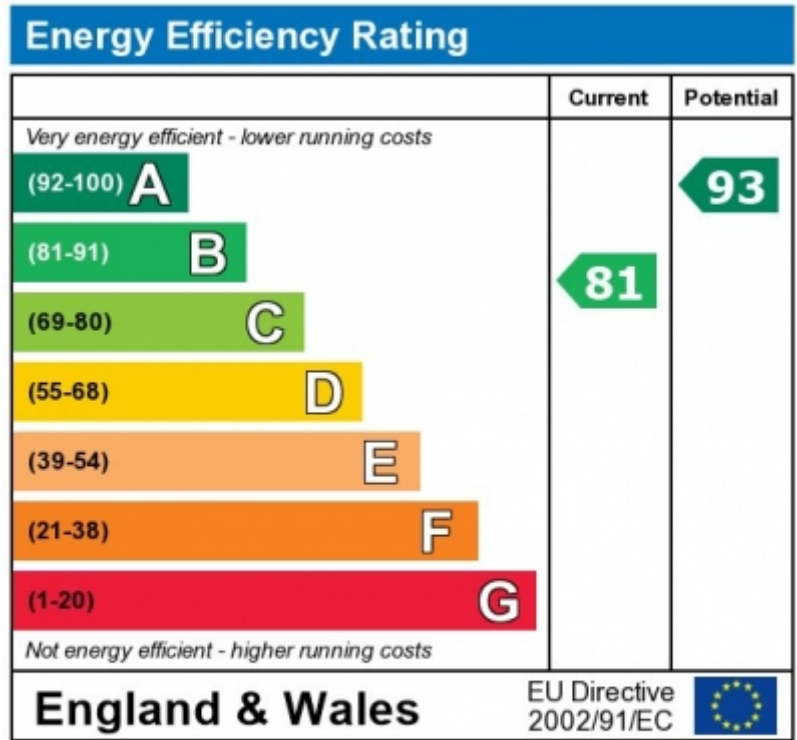
Fully enclosed south facing landscaped garden, mainly laid to porcelain slabs. Wooden garden house with two windows and double French doors with grey composite frames. The garden house is fully insulated and has an electricity supply. A seating area with wooden pergola above. Plants and shrub filled planters upon a wooden barked area. Large wooden shed. Gate access to the front of the property. Outside lighting, tap and electric supply.





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



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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