



£250,000

Plot 78 Ashworth Place, Tithebarn Lane, Exeter, Devon, EX1 3UQ

Terraced House | 2 Bedrooms | 1 Bathroom

Landline:- 01392 469333



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# Step Inside

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## Key Features

- Plot 78 - The Morden
- End terrace
- Two bedroom
- Modern open plan kitchen/diner/living room
- Downstairs WC
- French doors leading to the garden
- Family bathroom with modern fixtures and fittings
- Parking Space
- Completion December 2024

## Property Description

\* PLOT 78 - THE MORDEN \* END-TERRACE \* TWO BEDROOM \* MODERN OPEN PLAN KITCHEN/DINER/LIVING ROOM \* FAMILY BATHROOM WITH MODERN FIXTURES AND FITTINGS \* DOWNSTAIRS WC \* FRENCH DOORS LEADING TO THE GARDEN \* TWO PARKING SPACE \* COMPLETION DECEMBER 2024

## Main Particulars

This new home gives you easy living with an open-plan ground floor and two bedrooms upstairs. The Morden is an ideal lock-up-and-go house for first-time buyers and young professionals, with French doors for al-fresco entertaining with friends and the bonus of a guest room for them to stay over.

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

Ashworth Place is a collection of two, three and four-bedroom homes located less than 5 miles to the east of Exeter. Surrounded by beautiful countryside, this is a truly idyllic setting. With its range of new homes, excellent doorstep amenities and fantastic commuter links, Ashworth Place is sure to have something to suit you perfectly.

East Devon is a gorgeous area, sometimes overshadowed by the lure of South Devon. However, with the stunning Jurassic Coast, the beautiful Exe Estuary, and plenty of beaches of its own, this is a great place to set up your new home. Historic Exeter has so much to offer, and it's easy to get into the countryside too. The National Trust's Killerton estate just beyond Broadclyst, includes the 800 acre Ashclyst Forest, and Woodbury Common, perfect for walking and cycling trails with views of the sea, are both an easy drive from Ashworth Place.

Local amenities on your doorstep

This stunning semi-rural location benefits from a brand new town centre, complete with local shops, schools, businesses and a multi-purpose community building. Just 8.5 miles away is the delightful village of Ottery St Mary with its literary history, quirky shops and annual Tar Barrel ceremony. Within a 20 minute drive is the thriving city of Exeter, a hub of entertainment, leisure and shopping in the South West.

Tenure: Freehold

**GROUND FLOOR:**

Kitchen/Dining/Living room

22' 1" x 12' 1" (6.75m x 3.71m)

**FIRST FLOOR:**

Bedroom 1

12' 1" x 7' 8" (3.71m x 2.38m)

Bedroom 2

12' 1" x 7' 7" (3.71m x 2.37m)

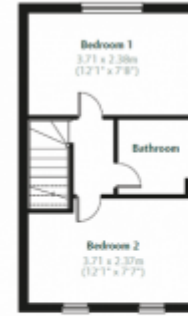




**Ground Floor**  
**Kitchen/Dining/Living room**

22' 1" x 12' 1" (6.75m x 3.71m)

\* 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  $\pm 50\text{mm}$  (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**

12' 1" x 7' 8" (3.71m x 2.38m)

**Bedroom 2**

12' 1" x 7' 7" (3.71m x 2.37m)

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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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