

19 Elm Park Way, Tithebarn, Exeter, Devon, EX1 3YR.

A beautifully presented three bedroom detached house situated within the popular new development of Tithebarn. Offering modern and stylish accommodation throughout, the property benefits from off-road driveway parking for two cars and an enclosed rear garden.



Rent £1,850 per calendar month

Deposit £2,134

TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE CALL WILKINSON GRANT LETTINGS ON 01392 455920

AVAILABLE: End of September 2026

EXETER LETTINGS: 01392 455920 | lettings@wilkinsongrant.co.uk

Holding deposit £426 – payable upon application acceptance and offset against the first month's rent

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DESCRIPTION

A beautifully presented three bedroom detached house situated within the popular new development of Tithebarn. Offering modern and stylish accommodation throughout, the property benefits from off-road driveway parking for two cars and an enclosed rear garden.

Downstairs WC 3'5" x 6'3" (1.04m x 1.9m)

Convenient ground-floor cloakroom fitted with a WC and wash hand basin, ideal for guests and everyday family use

Hallway 3'9" x 15'1" (1.14m x 4.6m)

Bright and welcoming entrance hall with access to the living room, kitchen/dining area and downstairs WC.



Kitchen Diner 11'3" x 18'2" (3.43m x 5.54m)

Contemporary open-plan kitchen and dining area featuring a modern fitted kitchen with integrated appliances, breakfast bar, ample storage and workspace, together with a dedicated dining area and French doors providing direct access to the rear garden, creating an ideal space for family living and entertaining.

Master bedroom 12'2" x 10'11" (3.7m x 3.33m)

Generously proportioned master bedroom offering a bright and relaxing retreat, complemented by a contemporary en-suite shower room fitted with modern sanitaryware.



Bedroom Two 10'11" x 9'11" (3.33m x 3.02m)

Well-sized double bedroom with fitted storage and plenty of natural light

Bedroom Three 7' x 8'9" (2.13m x 2.67m)

PLEASE NOTE: THESE PARTICULARS HAVE BEEN PREPARED AS A GENERAL GUIDE. WE HAVE NOT CARRIED OUT A DETAILED SURVEY OR TESTED THE SERVICES, APPLIANCES OR FITTINGS. PROSPECTIVE PURCHASERS SHOULD NOT RELY UPON MEASUREMENTS BEFORE BUYING CARPETS OR FURNISHINGS. PLEASE NOTE: PETS MAY REQUIRE A HIGHER DEPOSIT.

Flexible third bedroom, suitable as a nursery, home office or guest room.

Living Room: 10'2"x4.51 (3.1mx4.51)

Bright and spacious living room with dual-aspect windows, offering a comfortable space for relaxing and entertaining.

Family Bathroom 6'11" x 6'4" (2.1m x 1.93m)

Modern family bathroom featuring a bath with shower over, WC and wash basin.

En-Suite 5'8" x 7'7" (1.73m x 2.3m)

Contemporary en-suite shower room fitted with modern sanitaryware



Landing 3'6" x 11'2" (1.07m x 3.4m)

Spacious landing providing access to all first-floor accommodation

Tenancy Information The property will be available for rent from End of September 2026, at £1850 per calendar month (excluding bills).

To secure your application for this desirable property, a holding deposit of £426 is required. Once you pass the referencing process and sign the tenancy agreement, we shall apply the holding deposit toward your first month's rent.

Prior to moving in, a deposit of £2,134 and the first month's rent must be paid.

All tenants and guarantors are subject to satisfactory referencing and credit checks before the tenancy can commence.

Please remember that descriptions and measurements are intended for guidance only they do not constitute part of any contract.

Services Information provided by the landlord-

BROADBAND-Potential to connect to BT, Sky and Virgin in the area.

PARKING- Driveway, space for two cars.

SERVICES- Community Heating, water mains and electric mains.

COUNCIL TAX-D