

4 Iron Acre

TITHEBARN, EXETER

Wilkinson Grant & Co

4 Iron Acre

Tithebarn

EXETER

Beautifully presented, detached family home offering over 1000 sqft with a 19ft sitting room, en-suite principal bedroom, fitted wardrobes, West facing garden, parking for 2-3 cars and EV charging. Peaceful position, access to 15-acre country park, remaining NHBC warranty and no onward chain.



1008 sqft

3 Bedrooms

Well Maintained Garden

2 Bathrooms

No Onward Chain

Driveway Parking











THE PROPERTY

A beautifully presented, two-year-old Cavanna Homes 'Bovey' design, occupying a peaceful position within this popular modern development. Offering approximately 1,008 sqft of well-proportioned accommodation, this attractive three-bedroom home benefits from a number of thoughtful upgrades, a west-facing garden, parking for two to three vehicles and an EV charging point

The accommodation has been thoughtfully designed for modern living, with a welcoming entrance hallway leading to a spacious 19ft sitting room, featuring an attractive bay window and French doors opening directly onto the rear garden, allowing natural light to flood the room. The separate 16ft kitchen/dining room provides an excellent space for everyday family life and entertaining, with ample room for a dining table.

A particularly practical addition is the combined utility room and WC and wash hand basin, maximising the functionality of the ground floor.

Upstairs, the property offers three well-proportioned bedrooms, with the principal bedroom enjoying an attractive bay window and private en suite shower room. Both the principal and second bedrooms benefit from fitted wardrobes with sliding mirrored doors, providing excellent storage without compromising floor space. The contemporary family bathroom features a useful vanity unit and bath with shower overhead.

Outside, the west-facing rear garden provides an ideal setting for enjoying the afternoon and evening sunshine, whether relaxing or entertaining. An external power socket adds further practicality, whilst off-road parking for two to three vehicles and a dedicated EV charging point cater perfectly for modern family life.

The property is positioned in a quieter part of the development, whilst remaining conveniently placed for a range of local amenities. Residents can enjoy access to an impressive 15-acre country park and children's play facilities, offering wonderful opportunities for outdoor recreation and family activities. A nearby farm shop and Tesco provide convenient everyday shopping facilities.

Offering the best of both worlds, this nearly new home combines the energy efficiency, contemporary design and low-maintenance benefits of a brand-new property with the added advantages of an established home. With the initial snagging period behind it, thoughtful upgrades already in place and no renovations required, buyers can simply move in and enjoy, without the wait associated with purchasing off-plan. The remaining NHBC warranty provides further peace of mind.













THE LOCAL AREA

Iron Acre enjoys an exceptionally convenient and highly sought-after location in the desirable Tithebarn area. The property is ideally positioned to take full advantage of local amenities, while offering effortless access to Exeter Science Park, the vibrant city centre, and major transport routes including the M5 and A30.

Families will value the excellent selection of nearby primary and secondary schools, alongside recent additions such as a Tesco Express and the charming Strawberry Fields Farm Shop. A frequent city bus service provides seamless connections, making commuting straightforward.

For professionals, key employment hubs including The Met Office, Sowton Industrial Estate, and Exeter Airport are all within easy reach, combining practicality with lifestyle convenience. This location perfectly balances work, leisure, and family life.

WG

FLOORPLAN

Approximate Area = 1008 sq ft / 93.6 sq m

For identification only - Not to scale



Ground Floor
abt 504 SQFT / 46.8 SQM

First Floor
abt 504 SQFT / 46.8 SQM

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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Please Note: some images in this brochure maybe location shots or digitally staged

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4 Iron Acre, Tithebarn

EX1 3ZS

Speak to the Agent or Book a Viewing

DIRECTIONS:

Leave Exeter on Pinhoe Road (B3212). At the lights by Sainsbury's, take the left lane towards Pinhoe. Stay in the right lane at the next lights to join Cumberland Way (B3181). At the hilltop roundabout, take the first exit into Tithe Barn Lane. After about half a mile, turn left onto Stone Barton Road, then take the second right onto Rougemont Drive, right again onto Bronze Drive and then left onto Iron Acre the property is on the right.

Postcode for Sat Nav: EX1 3ZS

What3Words: ///purest.additives.cult

No gas to the property. Eon District Heating system serving the central heating and hot water.

Electrics is Mains supplied

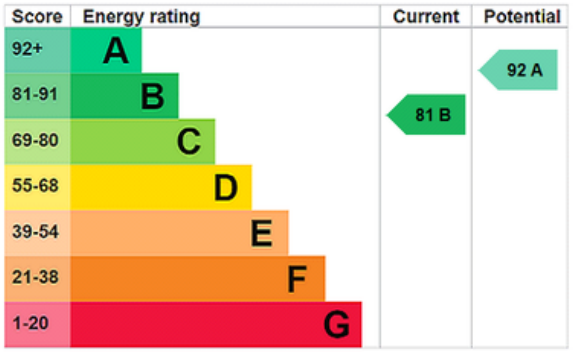
Water is Mains supplied

Mains Drainage

Broadband (FTTP) currently in contract with EE. Approx. Download Speed: 139mbps

Several Mobile Networks currently show as available (02, 3, Vodafone, EE) Landline not currently in contract.

ENERGY PERFORMANCE CERTIFICATE:



Read the full report here

AGENTS NOTE:

The vendor advises that there is a Ring video doorbell as well as an Electric vehicle charging point installed at the property. A current service charge of £216.82 is payable annually to the Managing Agent First Port for the maintenance of communal areas. This charge does NOT include Building Insurance.

Freehold

Council Tax Band D

Detached House

Conservation Area N/A





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