



SOUTHGATE

ESTATES

5 The Close, Rewe,
Devon, EX5 4EY

£315,000





No Onward Chain, Three Bedrooms, End of Terrace House, Generous Corner Plot, Development Potential, Rural Location



A unique opportunity to purchase a spacious end of terrace house, with potential for development, located in the popular area of Rewe. The property lies on a generous corner plot, which could allow space for a further dwelling (subject to applying for the necessary permissions). Sold with no onward chain, and marketed for the first time since it was built in 1953, this could be lovingly restored to a family home. Internally, the accommodation comprises an entrance porch and hallway, a dual aspect living room, kitchen, utility room and conservatory on the ground floor. Upstairs are three good-sized bedrooms, the bathroom and a separate cloakroom. The gardens are located to the rear and side, along with a parking space within a shared car park.



The charming village of Rewe is located approximately 6 miles from the cathedral city of Exeter, with its many high street shops, restaurants and entertainment facilities. Stoke Canon is also just 1 1/2 miles way, offering a village pub, a convenience store and pleasant riverside walks.

Ground Floor The front door opens to an entrance porch and hallway which provides access to the kitchen and living room and stairs rising to the first floor. The spacious dual aspect living room enjoys windows to the front and rear, as well as a feature gas fireplace. The kitchen contains fitted base units with an inset stainless steel sink and drainer unit, a Rayburn stove, and a number of built-in storage cupboards. There is also a window to the rear, plus doors to the conservatory and utility room. The conservatory is complemented by windows to the rear and side aspects and includes French doors out to the garden. Lastly, the utility room is a useful extra space offering a window to the front aspect and a door outside.

First Floor Stairs rise to the first floor landing which has the advantage of a window to the rear aspect with a pleasant outlook across the surrounding countryside, as well as doors to the three bedrooms, the cloakroom and bathroom. The master bedroom is well-proportioned and benefits from a large window to the front aspect, plus a recessed area providing extra space. The second bedroom is a further double and also includes a window to the front aspect, along with a storage area over the stairwell. The third bedroom is complemented by a window to the rear aspect with the advantage of far-reaching countryside views. Finally, the bathroom comprises a bath and pedestal wash basin, with a separate cloakroom containing a close-coupled WC. Both rooms offer windows to the rear aspect.

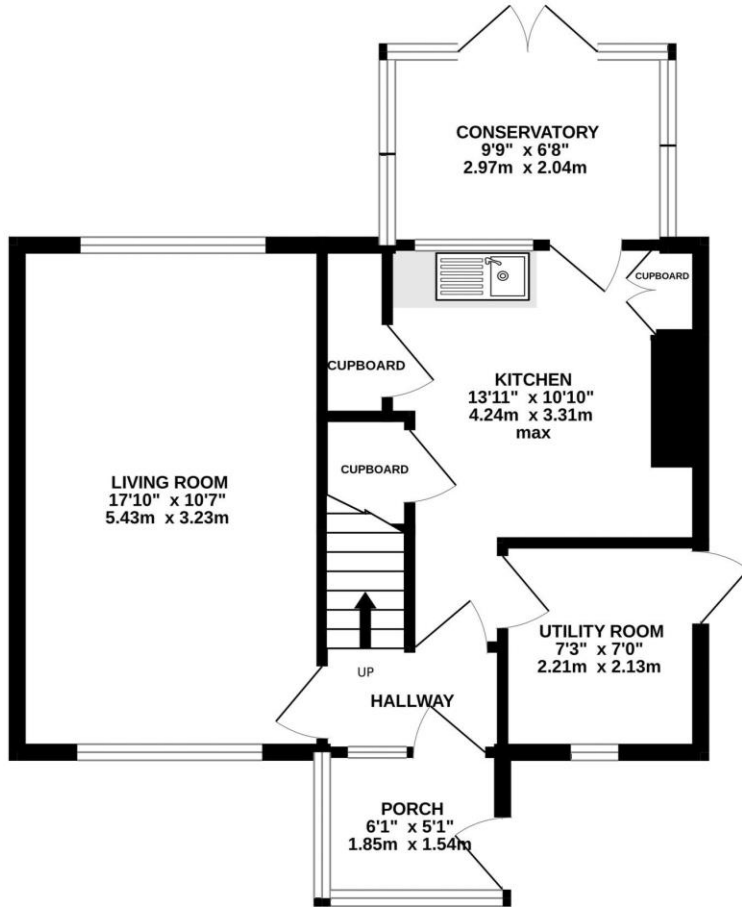
Gardens The property sits on a generous corner plot which allows the potential for a building plot, subject to the necessary planning permissions. There is also an allocated parking space in a car park to the rear.

Property Information Tenure: Freehold. Council tax band: C.

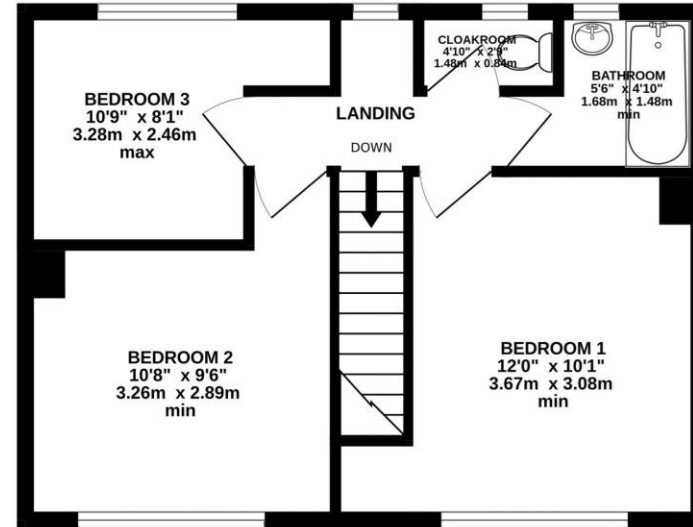




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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Southgate Estates
 50-51 South Street, EX1 1EE
 01392 207444
info@southgateestates.co.uk
southgateestates.co.uk