



naomi j ryan  
estate agents



Detached House



Bedrooms: 4



Bathrooms: 2



Receptions: 3



Gas Central Heating



Garage & Private  
Driveway



Front & Rear Gardens



Council Tax Band: E

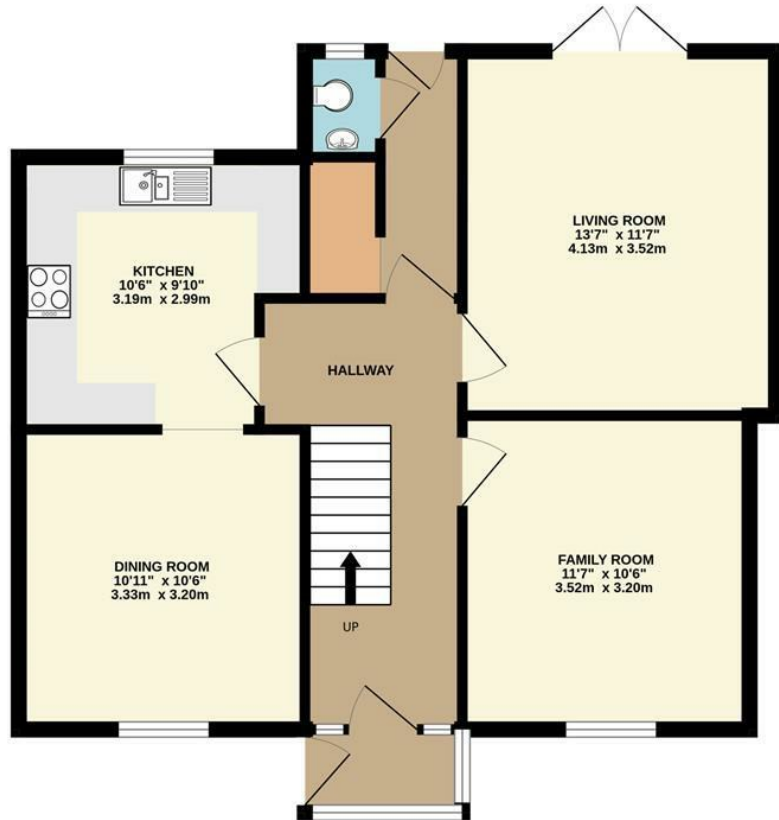
Guide: £450,000 Freehold

# Kester House,

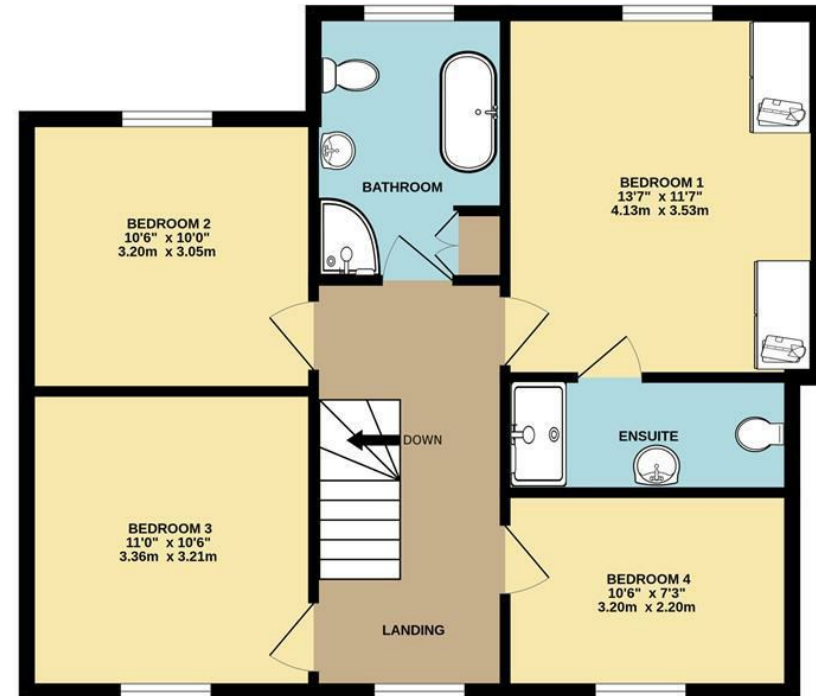
Rewe, Exeter, Devon, EX5 4HA

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

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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## SUMMARY

A beautifully presented four-bedroom detached house with three reception rooms, being sold with no onward chain. Situated in the small Devon village of Rewe, this delightful family home offers excellent access to Exeter (5 miles) and Tiverton (9 Miles).

This detached property offers light and spacious accommodation throughout, with accommodation comprising entrance porch, hallway, living room with double doors to the rear garden, separate family room, modern fitted kitchen with high gloss wall and base units, and a separate dining room. There is a ground-floor cloakroom and a useful utility recess cupboard. To the first floor are four double bedrooms, one with ensuite shower room, and a separate bathroom with a corner shower and a bath.

Outside is a delightful enclosed rear garden laid to lawn and enclosed by fencing. To the front of and side of the house is a gated private driveway offering parking for up to four cars in front of the single garage (with power and light). A side door from the garage gives access to the garden.

Early internal viewing is highly recommended.

## MATERIAL INFORMATION

Construction notes: Brick construction.

Utilities: Mains water, electricity, gas, and drainage. Broadband provider: BT

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

## LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,650 per calendar month, providing a gross rental yield of 4.4%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

## VIEWING ARRANGEMENTS

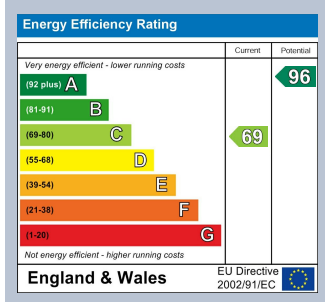
Strictly by appointment with Naomi J Ryan Estate Agents.

## REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.







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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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