



naomi j ryan
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Oil Fired Central
Heating



Carport & Private
Parking



Private Garden



Council Tax Band: D

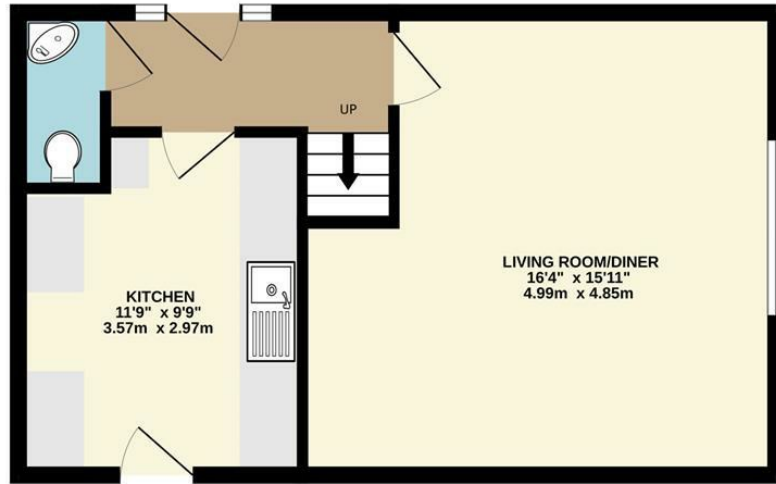
£325,000 Freehold

10 Rewe Court,

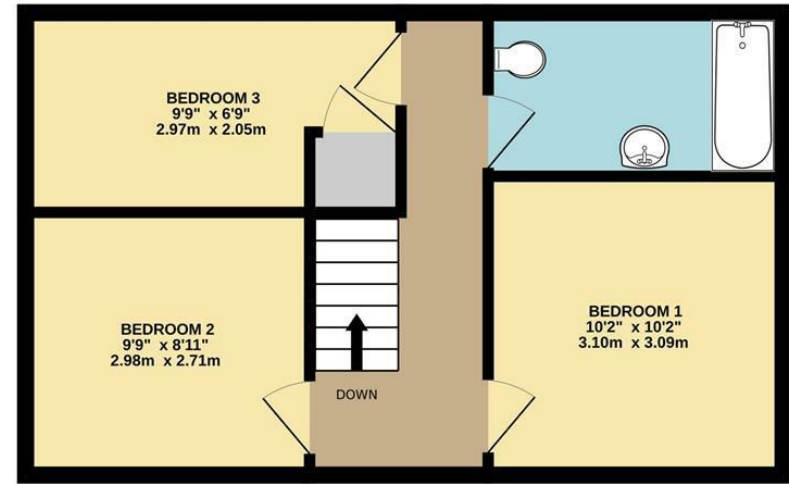
Rewe, Exeter, EX5 4HQ

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 wonderful opportunity to acquire this charming barn conversion with bags of character, nestled within a community of similar properties and surrounded by the beautiful countryside of the Exe Valley. Accessed via a private road, Rewe Court offers a tranquil and idyllic setting whilst also enjoying convenient proximity to Exeter and local amenities. Beautiful countryside walks surround this property, the Killerton Estate is situated close by. The village of Stoke Canon is located close by and offers a thriving community, Post Office & General Stores, Stoke Canon Primary School, Public House and a regular bus service. Situated approximately 6 miles North East of Exeter the property offers convenient access into the city centre with its wider range of amenities and transport connections.

The property is situated overlooking an attractive and beautifully maintained communal courtyard. The accommodation has been improved upon by the current owners and is well presented throughout offering rooms that have a contemporary feel whilst retaining character features. In brief the accommodation comprises, kitchen fitted with stylish units, WC and living/dining room to the ground floor. A particular feature of the living/dining room is a large Bi-Fold window which looks out across a private garden. Three bedrooms and a contemporary bathroom are located to the first floor and complete the accommodation. Outside the property enjoys a private rear garden as well as access to well maintained communal grounds. A car port is located behind the property and offers a lockable store, power and lighting. The property enjoys parking for up to two vehicles, including the carport, and visitor parking is also available.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

MATERIAL INFORMATION

Estate Service Charge: £ 600 per annum which covers cost and maintenance of the private drainage (septic tank) & maintenance of communal areas.

Construction notes: Brick.

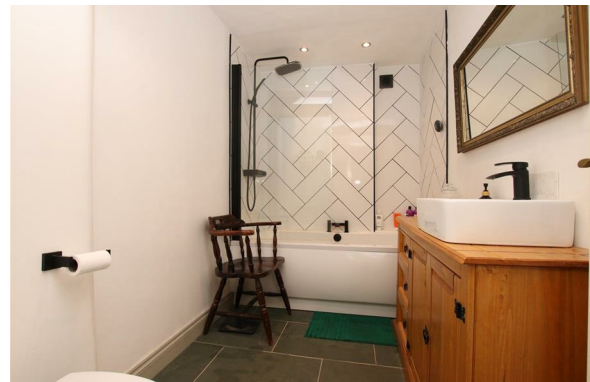
Heating: Oil Fired Central Heating

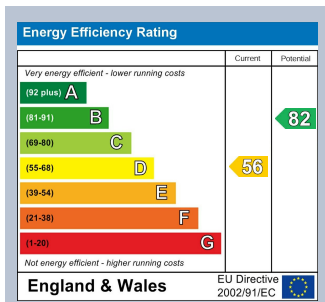
Utilities: Mains Water, Mains Electric, Private Drainage & Septic Tank

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>

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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