



naomi j ryan
estate agents



Barn Conversion



Bedrooms: 2



Bathrooms: 2



Receptions: 1



Gas Central Heating



Two Allocated Spaces



Communal Gardens



Council Tax Band: D

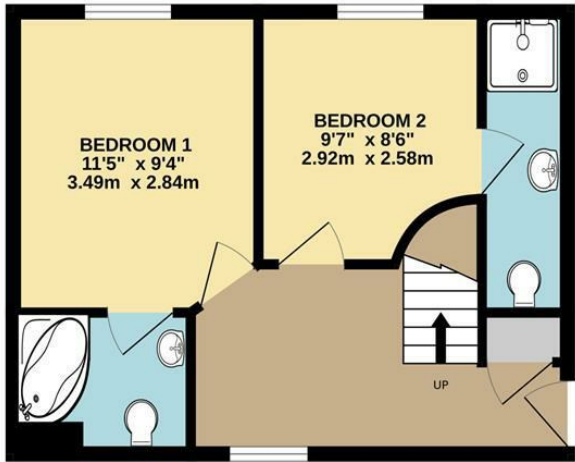
£315,000 Freehold

10 Rewe Barton,

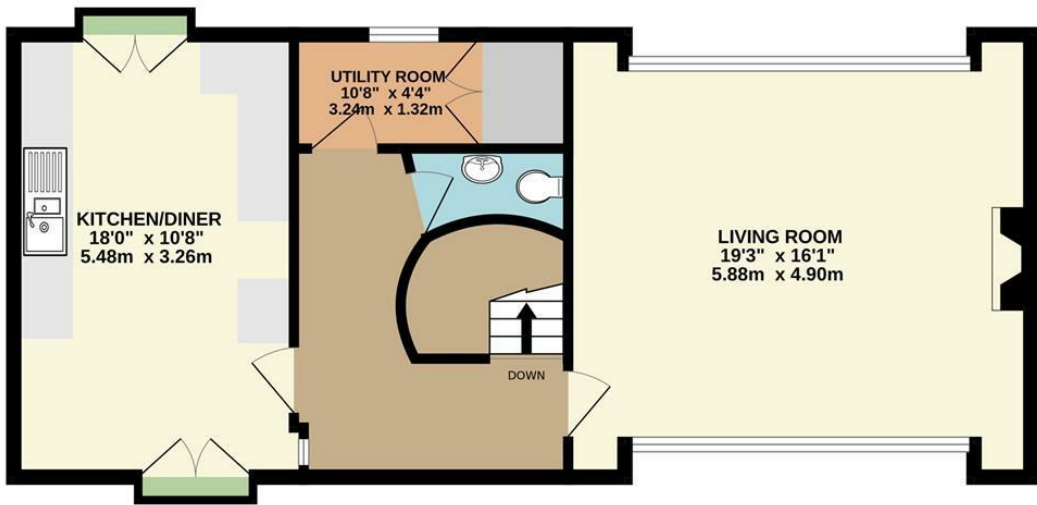
Rewe, Exeter, EX5 4EH

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. Situated approximately 6 miles North East of Exeter, Rewe Barton provides a tranquil setting whilst also enjoying convenient proximity to Exeter and local amenities. 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.

This unique Grade II Listed property offers stylish and contemporary accommodation arranged in reverse across two floors. From the parking area, the entrance to the property lies across the idyllic communal courtyard to a cobbled pathway beneath an archway. On the ground floor are two generous bedrooms both with an ensuite shower/bathroom. A beautifully crafted curved staircase rises to the first floor accommodation. The living room is a particular feature of this property, a dual aspect room with arched windows, exposed brick walls and a beamed, vaulted ceiling. The kitchen is another dual aspect room with Juliette balconies offering a view across the communal areas and the surrounding countryside. This room also features a vaulted ceiling with exposed timbers and an integrated dishwasher, fridge & freezer. Completing the first floor accommodation is a WC and a utility room with a fitted cupboard housing the washing machine. This versatile room, overlooking the courtyard, could also be used as a study.

Outside, the property has access to a well maintained communal courtyard. The courtyard features an area of decorative stone chippings, lawn, seating areas and a central water feature. Two allocated parking spaces are located in the parking area.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing.

MATERIAL INFORMATION

Construction notes: Brick

Heating: Gas Central Heating

Utilities: Connected to mains Electric, Gas, Water & Drainage

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>

SERVICE CHARGE

Service Charge: £30 per month

Service Charge Review Period: Annually in April

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

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.



