



Rewe Barton, Exeter
Guide Price £335,000





The Linhay, 12 Rewe Barton

Rewe, Exeter, Devon, EX5 4EH

This beautifully converted Grade II Listed barn is perfect for anyone looking to be close to Exeter while enjoying the benefits of village life. The property has three bedrooms, two reception rooms, a kitchen, bathroom and en-suite facilities. There is also a cloakroom, front and rear gardens plus off street parking. An early viewing is wholeheartedly recommended.

- A BEAUTIFULLY PRESENTED GRADE II LISTED BARN CONVERSION
- THREE GOOD SIZED BEDROOMS
- BATHROOM AND EN-SUITE SHOWER ROOM
- FULL OF CHARACTER AND CHARM
- LIGHT, OPEN PLAN ACCOMMODATION
- LAWNED FRONT AND REAR GARDENS
- SITUATED IN A LOVELY DEVELOPMENT IN REWE
- LIVING ROOM, KITCHEN AND DINING ROOM
- PARKING FOR TWO VEHICLES



The Property

This lovely home was superbly converted from barns just over 20 years ago and is ideal for anyone looking to be located on the edge of Exeter. The Grade II Listed property offers light, open and spacious accommodation combined with plenty of character and charm. The entrance hall from the front door, gives access to the stairs, the downstairs cloakroom and through to the living area. The living area flows beautifully from the kitchen, through to the dining area and then the sitting area, while having natural divides between. The sitting room has a feature gas fire, a window to the rear and double doors opening out to the front garden. The dining area has double doors opening out to the rear garden and a large storage cupboard under the stairs. The kitchen is fitted with wall and base units including a fridge, freezer, range style oven with gas hob and extractor. There is also space for several appliances. On the first floor there are three bedrooms, bedroom one is a double room with windows to the front and side, there is also an en-suite shower room. Bedroom two is another double room with a window to the rear and bedroom three is a large single room with a window to the rear overlooking the communal grounds. All three bedrooms has exposed beams and vaulted ceilings. Completing the accommodation is the bathroom with a white suite including a bath with shower over and tiled surround. Externally, there is a generous front garden with a large lawn and a patio seating area, accessed from the sitting room. There is also an external store for patio furniture and tools. To the rear there is another lawned area, lined with a low hedge border. There are also beautifully kept communal grounds, off street parking for two vehicles, a sheltered car port and plenty of visitors parking. Overall, this property represents a fine opportunity to acquire a quality village home with little or no work to be done, viewing is highly recommended by the sole agent.

The Location

Rewe is a popular small village within the Exe Valley just six miles from Exeter and approximately eight miles south of Tiverton. The village boasts a medieval church as well as a village hall which hosts a number of activities and clubs. The next village Stoke Canon, which is only about a mile, benefits from a village shop/post office, there is a local pub and primary school. Generally there is a lower volume of traffic on this side of the city and so getting in and out of the city centre, the university and to St Davids Station is quick and easy. St Davids Station provides regular services to London Paddington and other destinations right across the city.

Directions

Leave Exeter along Cowley Bridge Road until reaching the Cowley Bridge roundabout where you want to proceed straight across on to the A396 Tiverton Road. Drive through Stoke Canon and on to Rewe. Proceed through the traffic calming pinch point and then turn immediately left into Rewe Barton. Continue through the development and you'll see a parking area on the left.

Entrance Hall

Dining Area

11'7" x 8'10"

Sitting Area

15'4" x 13'5"

Kitchen

9'8" x 8'6"

Cloakroom

First Floor Landing

Bedroom One

10'9" x 9'2"

En-Suite

9'1" x 4'4"

Bedroom Two

10'8" x 9'3"

Bedroom Three

12'0" x 6'11"

Bathroom

10'3" x 4'4"

Outside

Lawned front and rear gardens, parking for two vehicles and visitor parking. Communal grounds

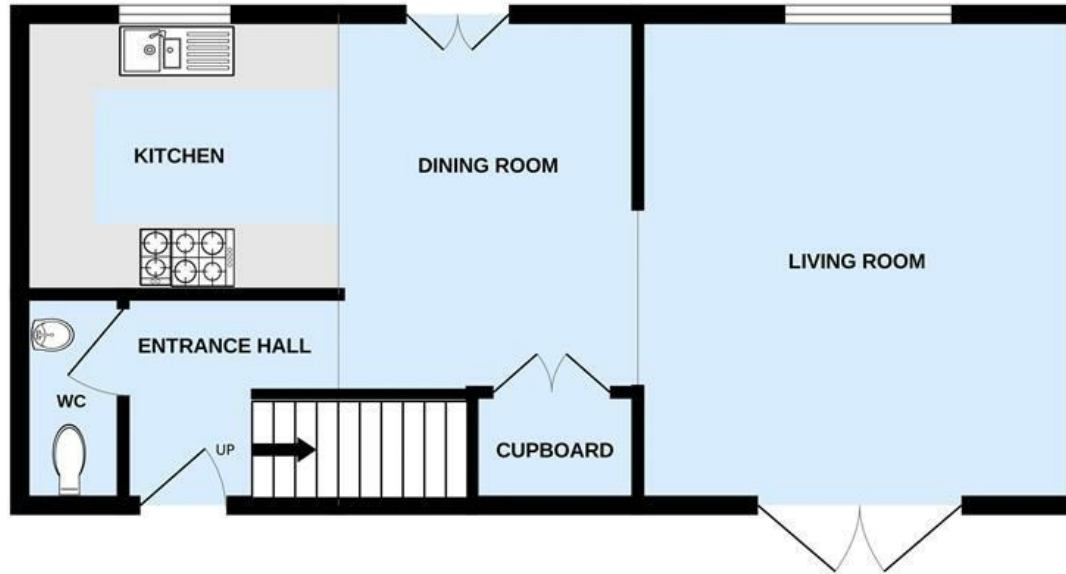
Service Charge

The property is Freehold and pays a service charge currently £402.00 per year including ground rent but excluding buildings insurance.

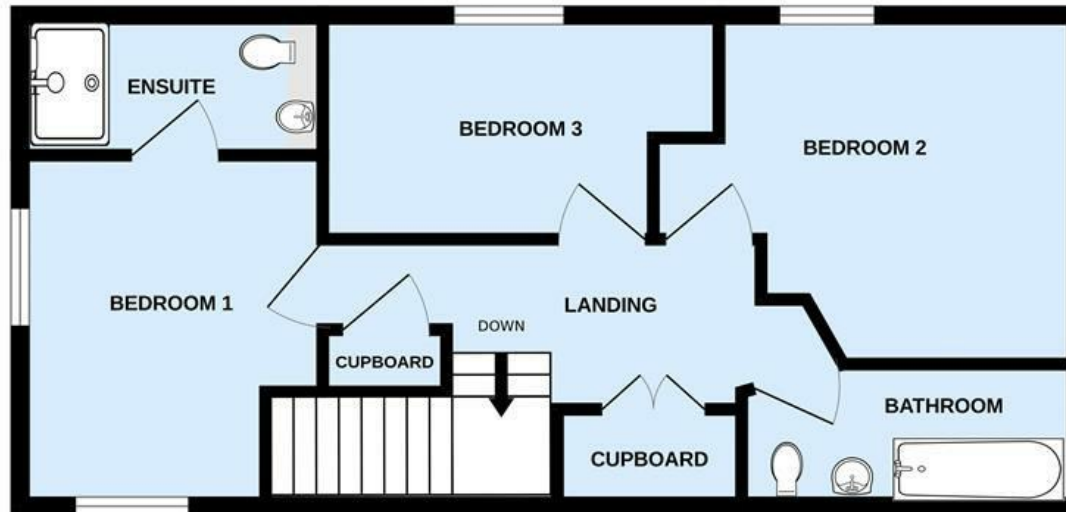




GROUND FLOOR



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.

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

Independent Mortgage Advice

Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

Disclaimer: Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Chase Buchanan Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

Miscellaneous items

EPC: D

Council Tax: D

Utilities: All main services

Authority: East Devon

Tenure: Freehold

For more information or to book a viewing, please contact:

T: 01392 259395

E: Exeter@chasebuchanan.co.uk

W: chasebuchanan.co.uk

A: 20 Queen Street, Exeter, Devon, EX4 3SN

Chase 
Buchanan