

Lealands, Rewe, Exeter, EX5 4ET



A three-bedroom detached home with countryside views, generous garden and excellent potential. Set in the desirable village of Rewe, Lealands is a three-bedroom detached property enjoying open views across the surrounding countryside. The home occupies a generous plot and offers a fantastic opportunity for purchasers seeking a property they can modernise and personalise to their own taste. The accommodation is well-proportioned and benefits from a pleasant rural outlook. While the property would now benefit from some updating, it offers enormous potential to create a wonderful family home in a sought-after location. Externally, the property features a large garden, ideal for outdoor living and gardening, along with off-road parking and a garage, providing both convenience and practicality.

Offers in the Region of £365,000 Freehold DCX01763

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THE ACCOMMODATION COMPRISSES:



Entrance Porch

Accessed via a uPVC front door and side aspect uPVC double glazed windows, door through to the entrance hall.

Entrance Hallway

Accessed via a part glazed front door, doors to the kitchen, dining room, lounge, understairs storage cupboard. Stairs to the first floor landing and a radiator.

Kitchen 13' 7" x 6' 6" (4.137m x 1.969m)

Dual aspect uPVC double glazed windows with views over the rear garden. Fitted range of eye and base level units, sink and a half with a single drainer, roll edged work surfaces, part tiled walls, electric cooker point, appliance space, serving hatch to the dining room, door to the utility room, radiator.



Utility room 7' 4" x 5' 8" (2.234m x 1.733m)

Rear aspect uPVC double glazed door which leads to the rear garden, plumbing for a washing machine, further appliance space, wall mounted cupboard, door to the cloakroom.

Cloakroom

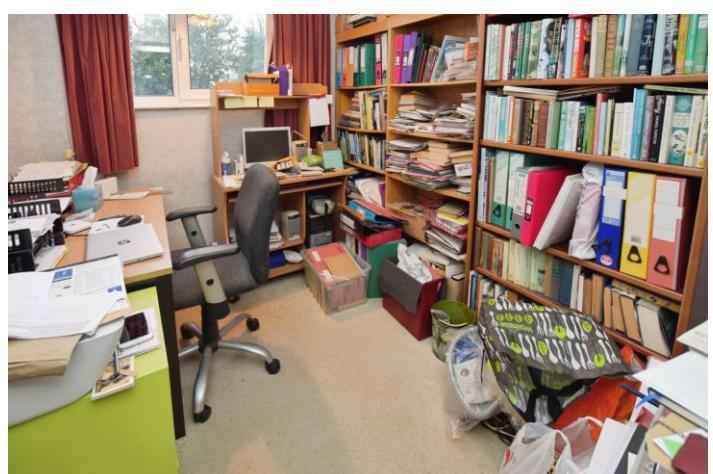
Side aspect uPVC double glaze window, low level WC and a wash hand basin.

Dining Room 10' 8" x 10' 4" (3.244m x 3.157m)
Side aspect uPVC double glazed window, uPVC double glazed door leading to the side garden. feature fireplace and a radiator.



Study 9' 2" x 8' 1" (2.800m x 2.458m)

Front aspect uPVC double glazed window and a radiator.



Lounge 14' 1" x 10' 8" (4.288m x 3.257m)

Front and side aspect uPVC triple glazed windows, open fireplace, television point, radiator.





First Floor Landing

Doors to bedroom one, bedroom two, bedroom three, bathroom, storage cupboard and access to the loft void above.

Bedroom One 12' 3" x 10' 1" (3.724m x 3.081m)

Front and side aspect uPVC double glazed windows with stunning views over open countryside. Built in double wardrobe and a radiator.



Bedroom Two 9' 11" x 10' 6" (3.032m x 3.213m)

Side aspect uPVC double glazed window with views over open countryside, wardrobe with hanging space and shelving, radiator.



Bedroom Three 9' 1" x 8' 9" (2.770m x 2.655m)
Front aspect uPVC double glazed window with view over open fields. radiator.



Family Bathroom

Twin rear aspect frosted uPVC double glazed windows, three piece suite benefiting from a panel enclosed bath, low level WC, wash hand basin with storage below.



Rear Garden

Private and enclosed rear garden surrounded by open fields, with mature trees and shrubs. wooden shed and summer house, paved seating area. outside tap.





Front Garden

Off road parking for 3 vehicles and pedestrian access to the property. The garage is situated to the side of the property.

Extra information

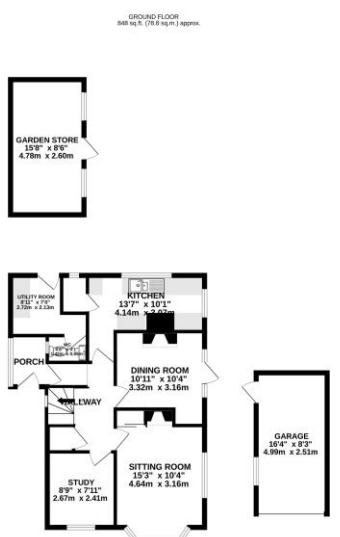
The property has Oil heating and solar panels. The solar panels are reported to be owned by the vendors.

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.



Energy performance certificate (EPC)

Leslands Rowe EXETER EX5 4ET	Energy rating C	Valid until: 13 January 2036
		Certificate  R 4029-3500-0547-8292

Property type Detached house

Rules on letting this property

Properties can be set if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this country's energy efficiency.