



Brooklands, Rewe, Nr Exeter
£265,000

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Chartered Surveyors and Estate Agents

SITUATION AND DESCRIPTION

This recently built modern detached house enjoys a semi-rural situation on the edge of the village with some good open views from upstairs across the surrounding countryside. Rewe is only 5 miles north of Exeter on the A396 to Tiverton, which is in turn approximately 8 miles away.

Brooklands has been traditionally built of cavity block construction and it comes with an NHBC Certificate. The spacious and well proportioned accommodation is attractively presented and includes quality fittings such as oak architraves, doors, and skirting boards, there is an efficient gas heating system and double glazing throughout. The accommodation includes an entrance hall with a further inner hallway and a particularly spacious shower/cloakroom, the lounge has a fine limestone and marble fireplace (with a gas fire) and opens into the dining room with its pine patio doors to the rear garden. The kitchen is most attractively finished with cream units and includes stainless steel Neff appliances, from the kitchen an extremely useful rear hall makes for a convenient study area and also gives access to the garage and utility room. All of the bedrooms are 'doubles' and there is one en-suite in addition to the family bathroom and separate WC.

The drive provides parking and turning space for several cars and access to the garage, to the rear is a level enclosed garden which includes a lawn and patio and is ideal for young children and pets.

Hall

Double glazed window; tiled flooring; radiator; intruder alarm control panel; part glazed door with bevelled panes; to

Inner Hall

Radiator; coved ceiling; built-in cupboard with coat hooks; cupboard under stairs;

Shower Room /Cloakroom

Fully tiled with attractive Italian tiles featuring a white suite comprising; pedestal wash basin; close coupled WC; shower cubicle with down lighter; extractor; frosted double glazed window; contemporary heated towel rail;

Lounge

4.78m x 3.66m (15' 8"x 12') max



Most attractive fireplace with lime stone and marble insert housing a living flame gas fire; double glazed window to the front of the house; radiator; television aerial point; telephone point; coved ceiling; wide archway to

Dining Room

3.67m x 2.91m (12' x 9' 7")

Coved ceiling; two radiators; French doors with a pleasant aspect to the patio and garden; wide archway to

Kitchen

3.16m x 2.91m (10' 4"x 9' 7")



Extensively fitted with matching base and eye level units in a light finish and incorporating a 1½ bowl stainless steel sink unit set within roll edged work tops with tiled splash backs. Range of integrated NEFF appliances include a stainless steel double oven with a four burner gas hob and extractor hood over; tiled flooring; down lighters; radiator; double glazed window overlooking the rear garden.

Rear Lobby

3.61m x 1.61m (9' 2"x 5' 3")

A dual aspect room with double glazing and doors to the garden and to the garage; radiator; 2 telephone points; hatch to roof space.

Utility Room

2.79m x 1.56m (9' 2"x 5' 1")

Fitted with matching units in a light finish and incorporating a stainless steel sink unit set into a roll edge worktop with tiled splash back; tiled flooring; double glazed window; plumbing for automatic washing machine; gas central heating boiler.

Stairs with double glazed window on the half landing to

Main Landing

Hatch to roof space; radiator; airing cupboard with radiator

Master Bedroom **3.96m max x 3.67m (13' x 12')**
Including a double built-in wardrobe with sliding doors; dimmer switch; double glazed window giving open views towards Killerton; radiator; television aerial point; telephone point;

Fully tiled En-suite Shower Room

With a hand wash basin; electric shower; extractor; wall light; shaver point; tiled flooring.

Bedroom 2 **3.72m x 3.66m (12' 2"x 12' 0")**
Including a double built-in wardrobe with sliding doors; radiator; double glazed window giving pleasant views towards the Raddon Hills; dimmer switch.

Bedroom 3 **3.18m x 2.82m (10' 5"x 9' 3")**
Double glazed window giving views towards the Raddon Hills; radiator.

Separate WC

Three quarter tiled and featuring a frosted double glazed window; tiled flooring; close coupled WC.

Bathroom

Fully tiled white suite comprising a curved panelled bath with a shower unit and shower screen; hand wash basin; contemporary heated towel rail; frosted double glazed window; wall light with shaver point.

OUTSIDE

The house is set well back from the road and approached by its own paviour drive which provides parking and turning space for several vehicles and access to

Garage **5.72m x 2.80m (18' 9"x 9' 2")**
Up and over door; power and lighting; door giving access into the house.

To the rear of the house there is a level enclosed garden with a lawn and flower and shrub borders. There is also a patio with outside lighting and a timber shed. The rear garden faces south and east and affords a considerable degree of privacy.



TENURE

Brooklands is offered freehold with vacant possession on completion.

SERVICES

All mains services are available.

COUNCIL TAX

Brooklands is Council Tax Band E

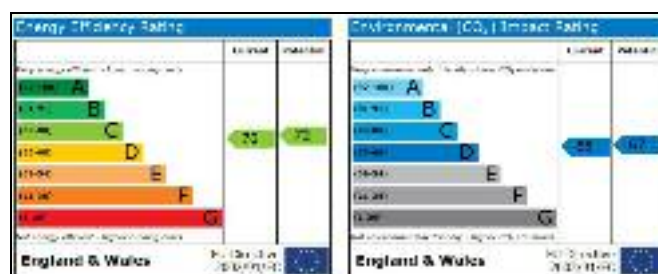
DIRECTIONS

From Exeter follow the A396 north through the village of Stoke Canon to Rewe, past the Church and Brooklands will be found after approximately a quarter of a mile on the right hand side.

LOCAL AUTHORITY

East Devon District Council Knowle Sidmouth EX10 8HL

ENERGY PERFORMANCE CERTIFICATE



VIEWING

Strictly by prior appointment with the vendor's agents:

drewpearce
Chartered Surveyors and Estate Agents

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