



20 Tytheing Close, Newton St. Cyres, EX5 5DB

Guide Price **£240,000**

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20 Tytheing Close

Newton St. Cyres, Exeter

- End-Terrace House in Newton St Cyres
- Beautiful rural views & just 10 mins to Central Exeter
- Three good-sized bedrooms & upstairs bathroom
- Spacious dual-aspect living room
- Level gardens to front & rear (both 10.5m x 10m)
- Kitchen breakfast room with integrated oven & hob
- Adjacent utility room, scope to become a dining room
- Mains gas central heating, double glazing & downstairs WC
- Scope to create off-road parking (STP)
- Being sold with no onward chain

Just a short 10-minute drive from the heart of central Exeter, is the pretty and sought after village of Newton St Cyres, an ideal community between Exeter and Crediton. With a train station and buses every 20 minutes during the day, it's a great location, plus there's a modern primary school, amazing pub and even an Italian restaurant on offer.

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The house is elevated on the edge of the village and has the most incredible views, definitely a big draw to this location. There's also gardens and the possibility of creating off-road parking which would really add value. Speaking of adding value, the house would benefit from some redecoration although it's very solid so would make a good investment. There's already mains gas central heating and uPVC double glazing.

On the ground floor is a good sized living room and a kitchen/breakfast room and this could be opened up into the rear utility room to create a larger kitchen area. It's got a useful WC on the ground floor plus 3 good sized bedrooms on the first floor, served by an upstairs bathroom and those amazing views.

Outside, you'll find level & largely lawned gardens to both the front and rear, each measuring approximately 10.5m x 10m, with side access and the potential to create off-road parking (subject to planning consent), this property offers plenty of outdoor possibilities.

Please see the floorplan for room sizes.

Current Council Tax: B (£1,752pa)

Utilities: Mains gas, electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold



**** AGENTS NOTE : SOME OF THE PHOTOS HAVE BEEN DIGITALLY FURNISHED TO GIVE AN IDEA OF WHAT THE SPACES COULD LOOK LIKE. THIS IS TO GIVE AN IMPRESSION FOR DESIGN IDEAS AND IS NOT THE CURRENT DECOR OF THE HOUSE. THESE IMAGES ARE MARKED WITH A HELMORES LOGO ****

NEWTON ST CYRES, between Exeter and Crediton is widely regarded as one of Devon's finest villages, with a gentle stream running through the middle under its ancient stone bridge, alongside the wonderful 15th Century church built in honour of the martyr St Cyres, there are few places which match this tranquil setting. Numerous circular walks of 1.25 to 7.2 miles are on hand and a visit to the beautiful 9 acre arboretum is a must. The new primary school is a fantastic addition & no village is complete without a pub and Newton St Cyres does not disappoint with the atmospheric Beer Engine, a popular watering hole on the Rail Ale Trail, a tour of pubs near stations along the Tarka Line railway between Exeter and Barnstaple. The recently opened Belluno Italian Restaurant is also one to visit and cheese lovers can indulge themselves at Quicke's Farm shop, based half a mile west along the A377, the main road to North Devon. These outstanding features are supplemented by that iconic symbol of the English village, the cricket pitch. The crack of leather on willow fills the air when the village team play in the summer months. Footballers don't miss out either - there are two well-maintained pitches, home to Newton St Cyres FC.

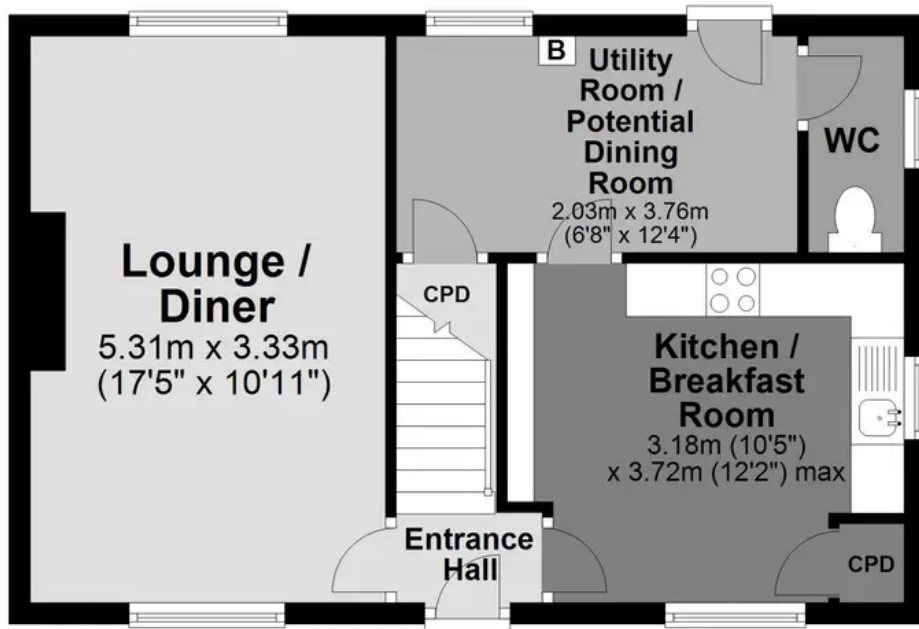
DIRECTIONS: For Sat-Nav use EX5 5DB - As you enter Tytheing Close, No. 20 is found directly in front of you.

What3Words: ///badminton.signs.smashes



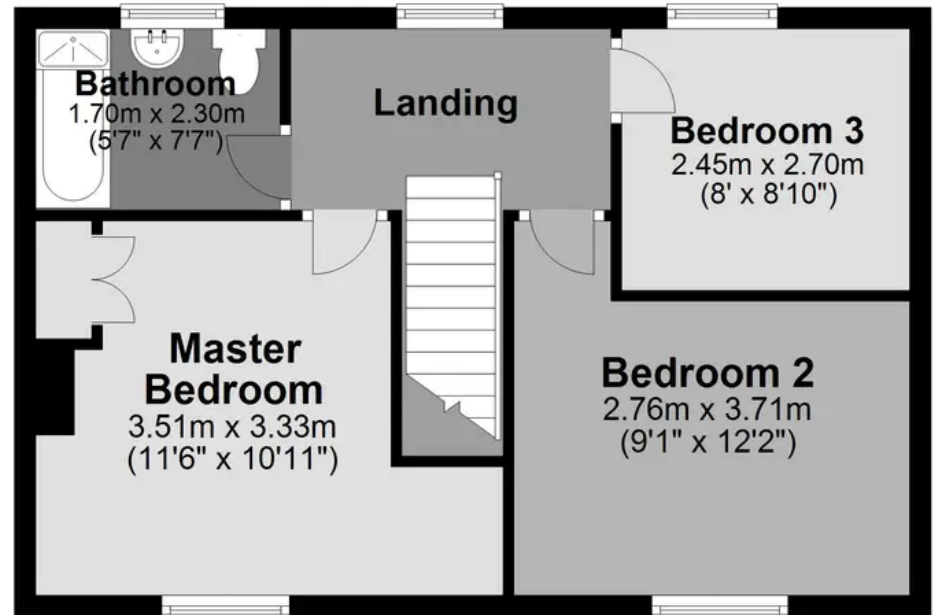
Ground Floor

Approx. 44.2 sq. metres (475.5 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.2 sq. feet)



Total area: approx. 85.4 sq. metres (919.7 sq. feet)



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