



## 23 Woodlands, Newton St. Cyres

Guide Price £300,000

**HELMORES**  
SINCE 1699

## 23 Woodlands

Newton St. Cyres, Exeter, EX5 5BP

- 3 bedroom semi-detached house
- Superb village location
- Living / dining room and separate kitchen
- First floor bathroom
- Level rear garden
- Excellent rural walks nearby
- Close to bus route
- Off-road parking and garage

Located between Exeter and Crediton, Newton St Cyres has long been a preferred village for many. There is a great community, pubs and a recently built primary school, all with good transport links with both buses and trains linking to Crediton and Exeter. Access to the countryside is freely available with lots of walks and country lanes to explore.



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This semi-detached house is on the cul-de-sac development of Woodlands and has been improved over the years to provide a comfortable and spacious 3 bedroom family home. The house has the usual double glazing and central heating (mains gas) but it's the plot and location that set it apart. Being in a cul-de-sac, it's a quiet and safe street within easy access of amenities. A front porch was a nice addition and a great space for those with children or pets, providing a welcome buffer to outside. From the central hall is the living room to the left, running front to back and then the kitchen/breakfast room is at the rear. A useful side access porch/utility area links the kitchen door to the garage and provides a really useful space. On the first floor are the 3 bedrooms with a good-sized family bathroom.

Outside, to the front is a level and easy to maintain front garden, with planted borders and then a driveway providing off-road parking which leads to the attached single garage. To the rear is a good-sized garden (approx. 10 x 10m), again level and easy to maintain and is somewhat of a blank canvas for someone to put their mark on.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2024/25- £2218.74

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold



**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 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 5BP and the What3Words address is [///users.greeting.armrest](https://www.what3words.com/@@@users.greeting.armrest)

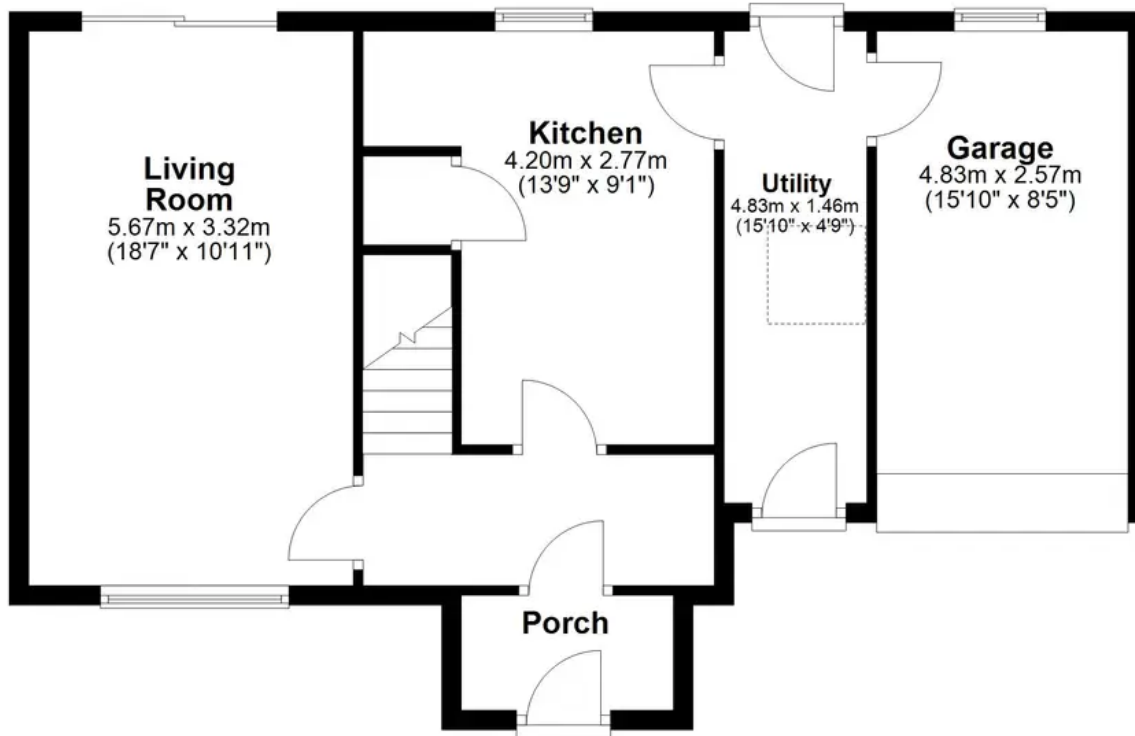
but if you want the traditional directions, please read on.

From Crediton High Street head towards Exeter and as you enter the village of Newton St Cyres, take the right hand turn into West Town Road and then second left into Woodlands, Follow the road around and the property will be found on your left.



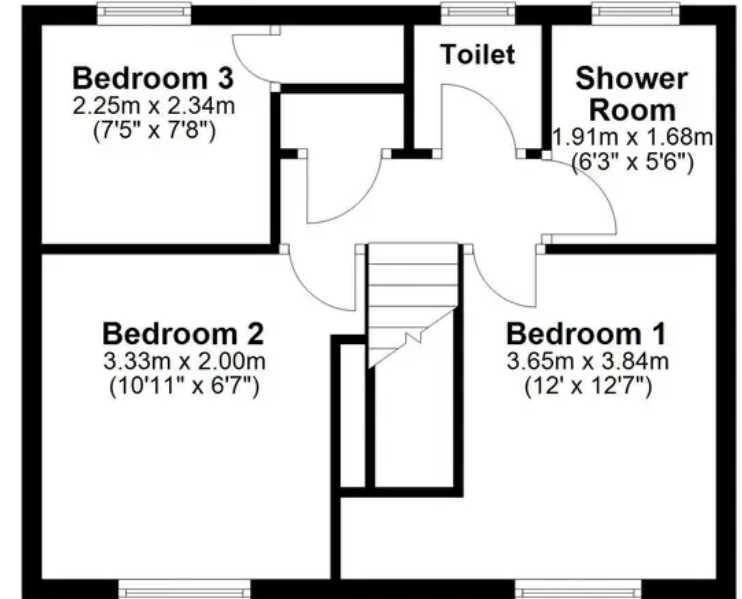
### Ground Floor

Approx. 63.7 sq. metres (685.2 sq. feet)



### First Floor

Approx. 38.8 sq. metres (417.5 sq. feet)



Total area: approx. 102.4 sq. metres (1102.8 sq. feet)



# Helmores

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