



Lilac Cottage, 5 Shuttern Close, Newton St. Cyres, EX5 5BX

Guide Price £225,000

HELMORES
SINCE 1699

Lilac Cottage, 5 Shuttern Close

Newton St. Cyres, Exeter, EX5 5BX

- 2 bedroom village bungalow
- Sought after location
- South facing garden
- 2 bedrooms and shower room
- Kitchen, conservatory and living/dining room
- Parking available nearby
- Overlooking village green
- Ideal for public transport

Located in a central village location and overlooking The Green, Shuttern Close is a small collection of bungalows and houses with excellent public transport links to Crediton and Exeter. Being in this sought after village, just 10 minutes to Exeter is an ideal location and with both road and rail links, will suit a range of buyers. The village has a primary school restaurant and pub plus a great sports rec with tennis, cricket and football teams.

This is a mid-terraced bungalow, originally local authority owned although it's been in private ownership for a number of years. It would benefit from some updating but with gas central heating and double glazing, the basics are all in place and being so accessible with the open aspect makes it a great choice. It's worth noting that although there are a couple of steps into the property at the front, from the back, ramps have been used to give level access in from the rear garden.





The layout offers 2 bedrooms, kitchen, shower room and a living/dining room. The layout has been altered to give a larger living room which previously housed the kitchen. On the rear is a conservatory which opens to the delightful rear garden. Mainly laid to lawn, it's a great space, south facing and there's a wonderful shed/stores which was recently put up. To the rear of the garden boundary is a gateway to a residents footpath linking to the village car park behind so although there isn't an allocated space, parking is freely available and accessible from the rear.

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon 2024/25-
£1834.03

Approx Age: 1960's

Construction Notes: Standard

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Gas central heating

Listed: No

Conservation Area: Yes

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 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 5BX and the What3Words address is [///confining.pirates.offshore](https://www.what3words.com/#!/en/@@@confining.pirates.offshore)

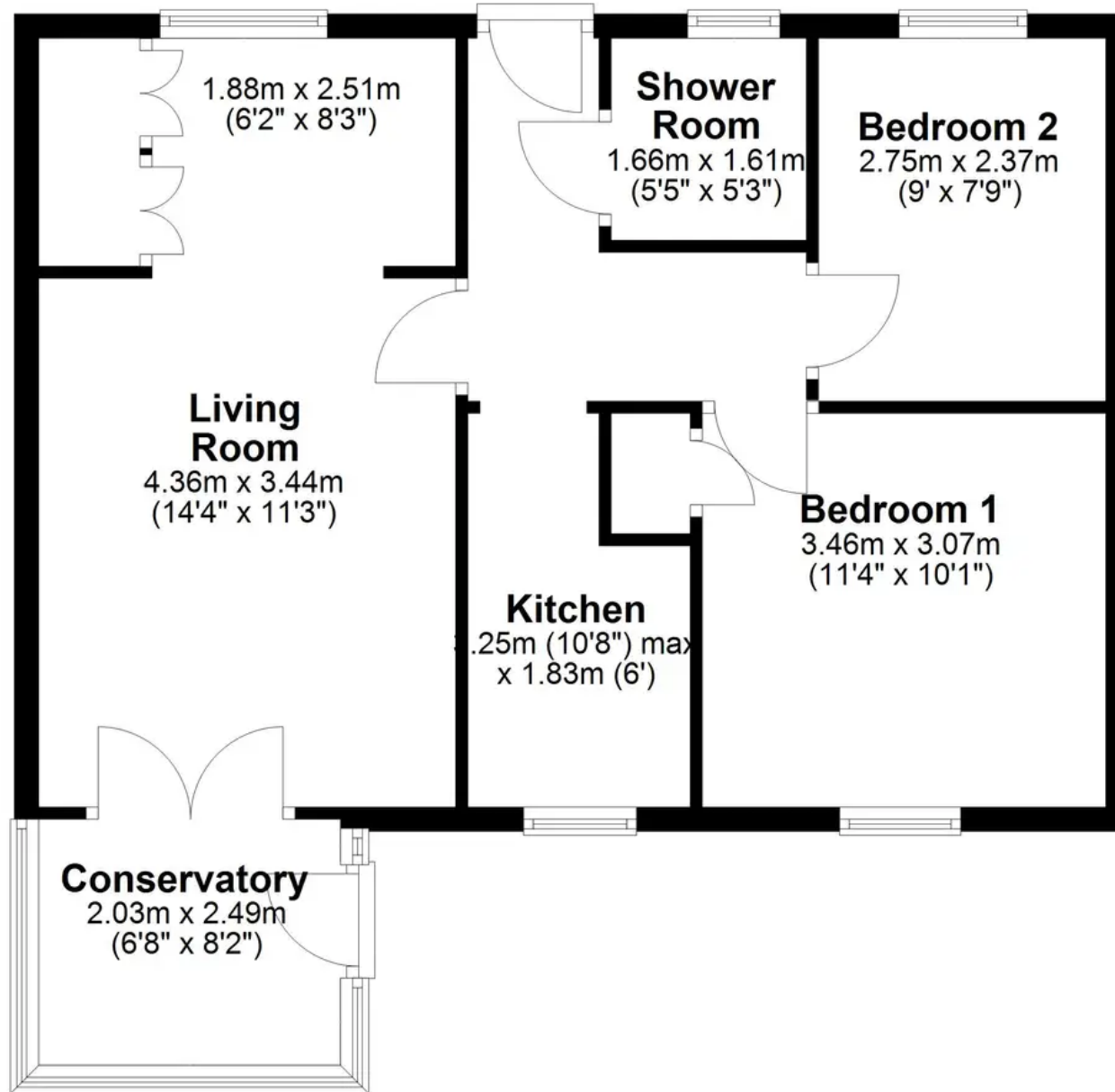
but if you want the traditional directions, please read on.

If in Crediton High Street, proceed towards Exeter and reach Newton St Cyres. Shuttern Close is opposite Bellunos, overlooking The Green. For viewings, it's easiest to park in the car park behind Shuttern Close, just off West Town Road.



Ground Floor

Approx. 60.3 sq. metres (649.6 sq. feet)



Total area: approx. 60.3 sq. metres (649.6 sq. feet)



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