



21 Kingfisher Close, Newton St. Cyres, EX5 5DH

Guide Price £350,000

**HELMORES**  
SINCE 1699

## 21 Kingfisher Close

Newton St. Cyres, Exeter

- 2018 built prestigious development
- 3 bedrooms
- Master with ensuite
- Communal areas
- Enclosed garden
- Parking for 2 vehicles
- Great transport links
- Village location
- Spacious living accommodation

Kingfisher Close was built in 2018 and is a very prestigious development within the desirable village of Newton St Cyres. This property is semi-detached with 3 bedrooms and ensuite to the master. There is a private garden and also the use of the communal areas. Just 4 miles from Exeter with excellent bus and train links on the doorstep, this property has the best of both worlds with village life and being close to the city.

The kitchen/diner has white gloss units with integrated fridge/freezer, dishwasher and oven with 4 ring gas hob. There is plenty of room for a table and a feature full length window overlooking the central communal area. The hallway has a utility cupboard, WC and further storage cupboard and leads into the spacious lounge. The lounge has a feature ceiling with sky-lights and wonderful bifold doors bringing the flow of the house out to the garden.





Upstairs there is a double bedroom to the rear with views over the garden and a single bedroom also to the rear. To the front is the master bedroom with an ensuite shower room. The bathroom has a shower over the bath and the whole property still holds a new build feel with everything presented beautifully. There is gas central heating (regularly serviced) zoned between upstairs and downstairs and uPVC double glazing throughout.

Outside to the front are two parking spaces and a path to the front porch, side access (including a shed) leads through to the rear enclosed garden which is south facing and laid to patio and lawn with flower and shrub borders. Along with the private parking is the estate visitor parking area. The community here is a very friendly and welcoming place to live.

Agents Note: There is a yearly management fee for the upkeep of the communal area which includes the central gardens and a further garden and picnic area.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2024/25 - £2358.04

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

Broadband within this postcode: Superfast Enabled

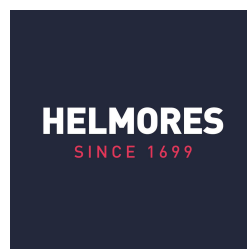
Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Conservation Area: No

Tenure: Freehold

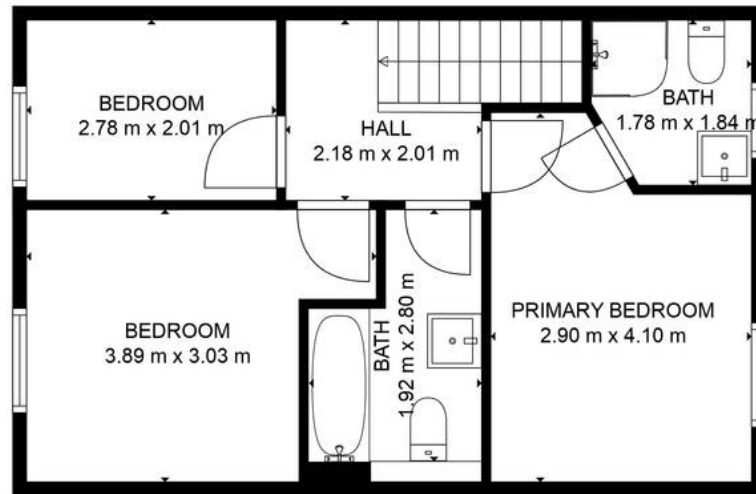


**NEWTON ST CYRES**, between Exeter and Crediton is widely regarded as one of Devon's finest villages, with a gentle stream running through the middle under its ancient stone bridge, alongside the wonderful 15th Century church built in honour of the martyr St Cyres, there are few places which match this 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 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.

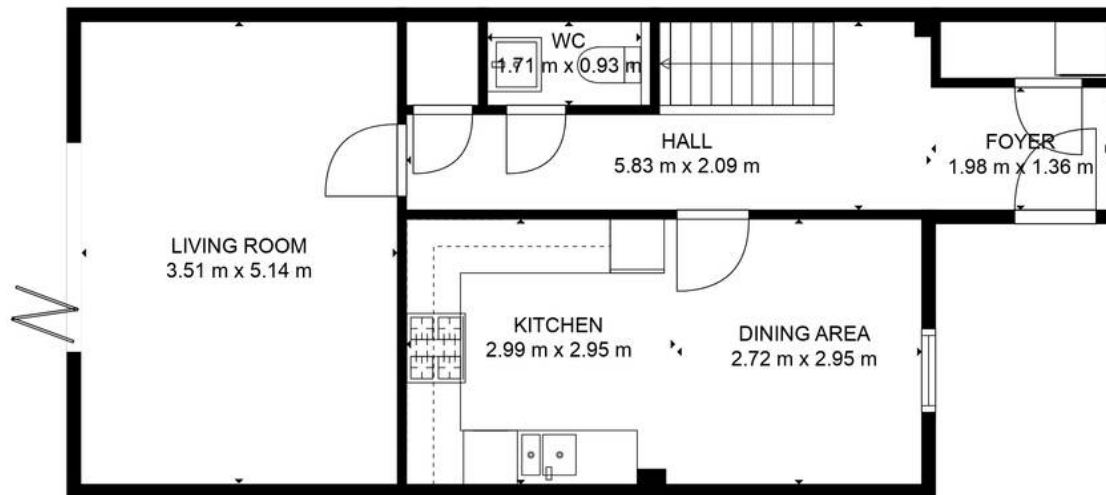
**DIRECTIONS :** From Crediton High Street take the A377 in an easterly direction towards Exeter, upon reaching Newton St Cyres, take a left turn and then a right turn onto Kingfisher Drive. The property will be marked with a Helmores board on your right.

What3Words: [///instant.inflating.forgiving](https://www.what3words.com/@@@instant.inflating.forgiving)





FLOOR 2



FLOOR 1

**TOTAL: 94 m<sup>2</sup>**  
 FLOOR 1: 53 m<sup>2</sup>, FLOOR 2: 41 m<sup>2</sup>

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





# Helmores

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