



Markhams, Newton St. Cyres, EX5 5DE

Guide Price **£450,000**

Markhams

Newton St. Cyres, Exeter

- Detached 3 bedroom bungalow
- Sought after no through road
- 150m walk to bus stop
- Generous plot size
- In need of updating
- Huge potential
- Level plot with front and rear gardens
- Garage and off-road parking
- No chain
- EPC : D

For those in the know, Newton St Cyres is an excellent village on the A377 between Crediton and Exeter. Well known for its easy rail and road connections, it's also a fantastic community with plenty going on. The modern primary school is well thought of and with regular activities in the village hall and miles of countryside walks, it's village life without being too remote. The village also boasts The Beer Engine and Belluno Italian Restaurant and "The Rec" provides tennis, football and cricket facilities for all to enjoy. Sand Down Lane is a no through road in an elevated position and as such, is home to some lovely properties as it enjoys the convenience of the village but in a quiet setting with little passing traffic.

Markhams was built in the 1960's and is an extended, detached brick bungalow on a good-sized level plot. The property is a little dated in its decor but with uPVC windows and fascias, a modern, mains gas central heating boiler and plenty of space inside





and out, it's got huge potential to improve. The layout offers a large living room which runs front to back and was extended in the past with sliding doors onto a covered rear seating area and into the garden. There's a kitchen/dining room and a small rear porch doubles as a utility area too. The three double bedrooms are fairly equal in size and served by a wet room with walk in shower.

Outside, off-road parking leads to the detached garage with up and over door and the remainder of the front garden is a surprising size with lawn, seating areas and well-established shrubs and trees adding to the character and privacy of this lovely home. In fact, the specimen plants (including a rare Wollemi Pine) can be found all over the garden which is begging to be brought back to its former glory. The garden will be cut back in September once nesting has finished so please use your imagination in the meantime. The rear garden is level and well stocked making it a wildlife haven and relaxing place to be.

Please see the floorplan for room sizes.

Current Council Tax: Band E – Mid Devon

Approx Age: 1960's

Construction Notes: Standard brick cavity under tiled roof

Utilities: Mains electric, water (not metered), gas, telephone & broadband

Drainage: Mains

Heating: Gas fired central heating

Listed: No

Conservation Area: No

Tenure: Freehold



Buyers' Compliance Fee Notice - Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

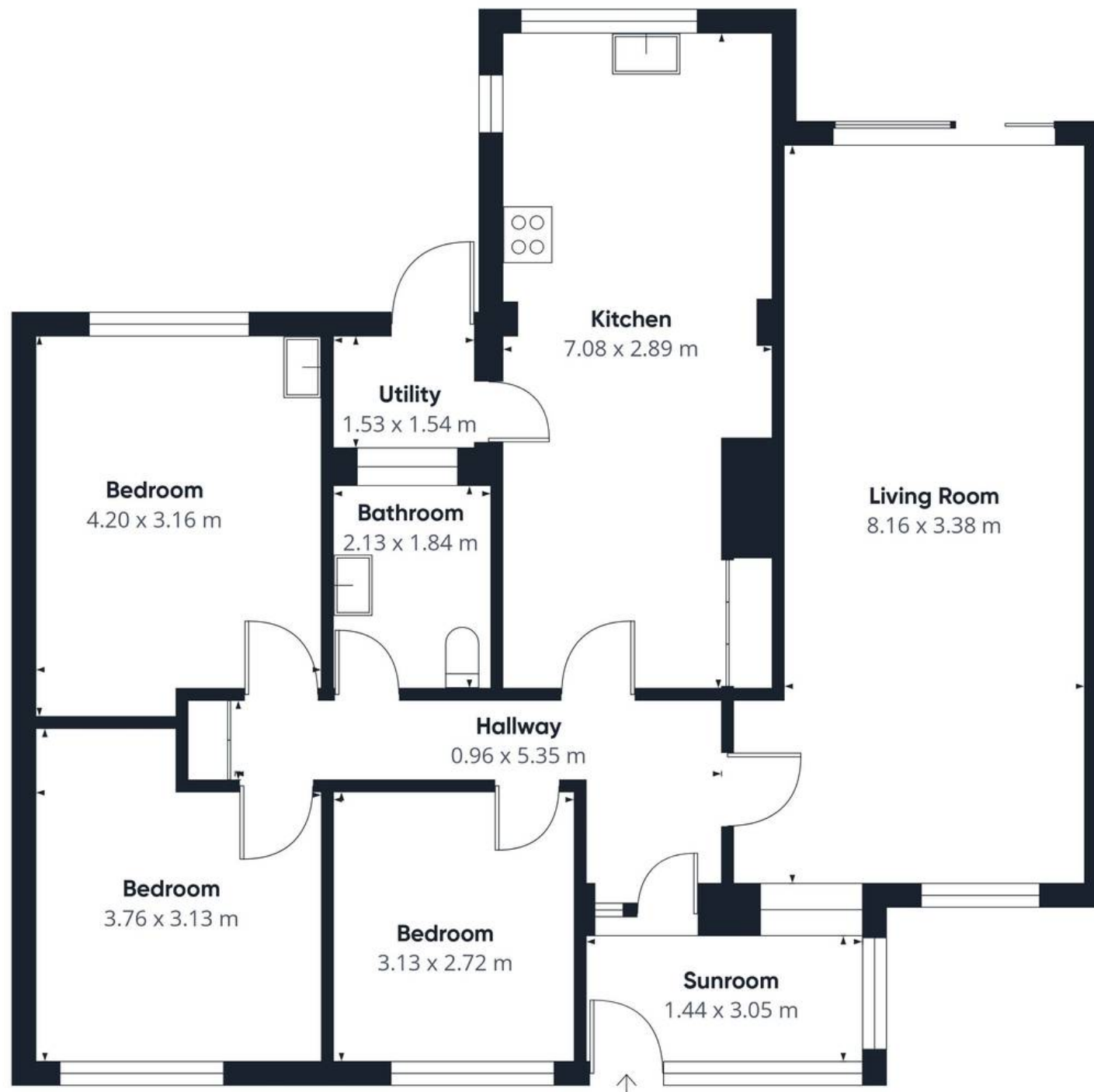
NEWTON ST CYRES is a favoured location for those seeking a village setting with easy access to both Crediton (3 miles) and Exeter (5 miles) via the A377. For non-drivers, or those wanting to rely less on a car, frequent buses and trains serve both these towns. The centre of the village is formed by thatched cottages many of which are clustered around the pretty ford with its cobbled bridge and is a designated Conservation Area. There are plenty of options to keep busy in and around the village. The Newton St Cyres arboretum features a huge collection of trees and shrubs, is dog friendly, and a super place for a walk. Access to the arboretum is through the churchyard of the Parish Church of St Cyr and Julitta, a thirteenth century building overlooking the village. There are also several eateries to explore, including The Beer Engine; a renowned real ale micro-brewery equally famed for its good food. This pub is also near the village recreation ground home to the Woodbury & Newton St Cyres cricket teams and Newton St Cyres FC. Not far from the cricket ground is the recently built primary school (OFSTED Good) which also provides wraparound care open to all nursery and school aged children.

DIRECTIONS : For sat-nav use EX5 5DE and the What3Words address is [///fruitcake.expecting.civic](https://www.what3words.com/fruitcake.expecting.civic)

From Crediton: Proceed into Newton St Cyres, pass Belluno and go up the hill. On the brow of the hill, turn right into Sand Down Lane. The property will be found on the left.

From Exeter: As you reach Newton St Cyres, take the first left into Sand Down Lane on the brow of the hill (before descending) and the property will be found on the left after approx. 150m





Approximate total area⁽¹⁾
99.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.