



4 Court Barton Cottages,



4 Court Barton

Newton St. Cyres, Exeter, Devon EX5 5DA

A charming semi-detached thatched cottage with rural views in a sought after village.

- 3 Bedrooms
- Off Road Parking
- Mature gardens
- Freehold
- Semi-Detached
- Garage
- Built in 2006
- Council Tax - C

£350,000

SITUATION

Newton St Cyres has a strong community and a number of facilities including a fine church, primary school, the popular Beer Engine public house and an Italian Restaurant. The arboretum offers a beautiful sanctuary with specimen trees, wild flowers and delightful walks. The village also has a railway station on the scenic Tarka Line (Exeter to Barnstaple). The bustling market town of Crediton (3.5 miles) has a good number of independent shops together with banks, garages, post office and supermarkets as well as further schooling and a modern leisure centre. The university and cathedral city of Exeter, which has an impressive range of amenities befitting a centre of its importance including excellent shopping, dining, theatre and sporting and recreational pursuits. Exeter has mainline railway stations on the Paddington and Waterloo lines.



DESCRIPTION

This charming, semi-detached, thatched cottage enjoys a rural outlook. Built in 2006, as a pair, this delightful home is arranged with two double bedrooms, one single, kitchen/ breakfast room, sitting room, master en suite, bathroom and cloakroom. The main area of garden is to the front of the cottage, well-maintained leading to a single garage with off street parking for two vehicles.

ACCOMMODATION

An entrance lobby provides hanging space and opens to an inviting and spacious sitting room. This ideal family and entertaining space has a front aspect with views over the front garden, a feature fireplace with a gas-fed fire and stairs to the first floor with an open store area beneath. The kitchen/ breakfast room has a rear aspect with garden and rural views and is arranged with matching base and wall units, electric oven, gas hob and space for appliances. Space for dining table and chairs. From the kitchen is a rear lobby with side access to the property and a cloakroom. The first floor landing has a storage cupboard. The master bedroom has two rear aspect windows with wonderful countryside views and an en suite shower room with a shower cubicle, basin, wc and ladder-style radiator. Bedroom 2 has a dual aspect with views over the front garden. The 3rd bedroom is a single room with a front aspect. The family bathroom is arranged with a bath with shower mixer taps, basin, wc and ladder-style radiator.

GARDENS

The majority of the garden is positioned to the front of the cottage. A drive with parking for two vehicles leads to a single attached garage (19'5" x 9'6"), with power and light and an up & over door. The delightful garden is laid to lawn with planted borders and paved and gravel paths leading around to the left of the property. To the rear of the cottage is a raised area of lawn with bordering plants and a gravel path.

SERVICES

Mains electricity, mains water and private drainage (shared septic tank). Gas-fired central heating.

DIRECTIONS

On leaving Exeter, proceed on the A377 signposted to Crediton. Enter the village of Newton St Cyres turning right onto Court Barton Lane, just before the Belluno Italian Restaurant, where the property is located on the right.



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Approximate Area = 884 sq ft / 82.1 sq m
For identification only - Not to scale

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nichecom 2020. Produced for Stags REF: 631872.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	88
EU Directive 2002/91/EC			

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