



**13 Half Moon Village, Newton St. Cyres, EX5 5AE**

Guide Price **£265,000**

## 13 Half Moon Village

Newton St. Cyres, Exeter

- End of terrace cottage
- Parking for 2 vehicles
- Large garden
- 2 Double bedrooms
- Period features
- Open plan lounge/dining room
- Backing onto open fields
- Just 10 minutes for Exeter City Centre
- No onward chain!

An end-of-terrace cottage with plenty of character, set in the small village of Half Moon, around a 10-minute drive from the centre of Exeter.

Inside, the main living space is arranged as an open-plan sitting and dining room, creating a sociable layout that suits both everyday living and relaxed evenings at home. An open feature fireplace forms a natural focal point, while substantial exposed beams add a sense of age and texture to the room. The kitchen has access straight to the garden and there is a utility room leading through to the downstairs bathroom with white suite bath and shower over. Upstairs are two double bedrooms, the larger of the two with a lovely range of fitted wardrobes.

To the rear, the garden is notably generous for a property of this type, providing plenty of space for seating, planting or simply enjoying the outlook. It backs directly onto open fields, giving a sense of space and privacy.





The property also benefits from parking for two vehicles. There is gas central heating and uPVC double glazing throughout with solar panels on both pitches of the roof.

The location strikes a practical balance—far enough away from the pace of the city, yet close enough for straightforward access to Exeter when needed. For something closer to home, Hanlons Brewery and the BFK Restaurant are within walking distance, offering an easy option for food and drink without getting in the car.

Overall, a characterful cottage in a well-connected village setting, with countryside on the doorstep and the city a short journey away.

Agents Note: There is a Right of Way for one neighbour to take bins around the back of the property

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon  
2025/26 - £1925.13

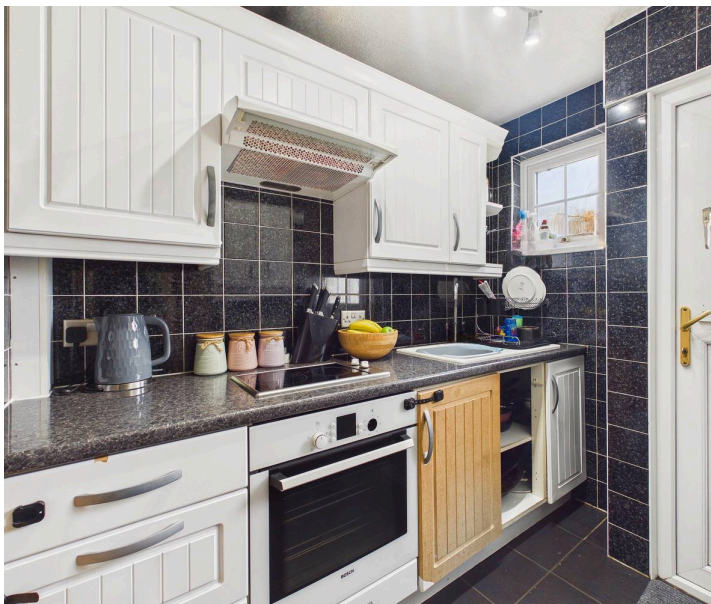
Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Standard  
16Mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No



Conservation Area: No

Tenure: Freehold

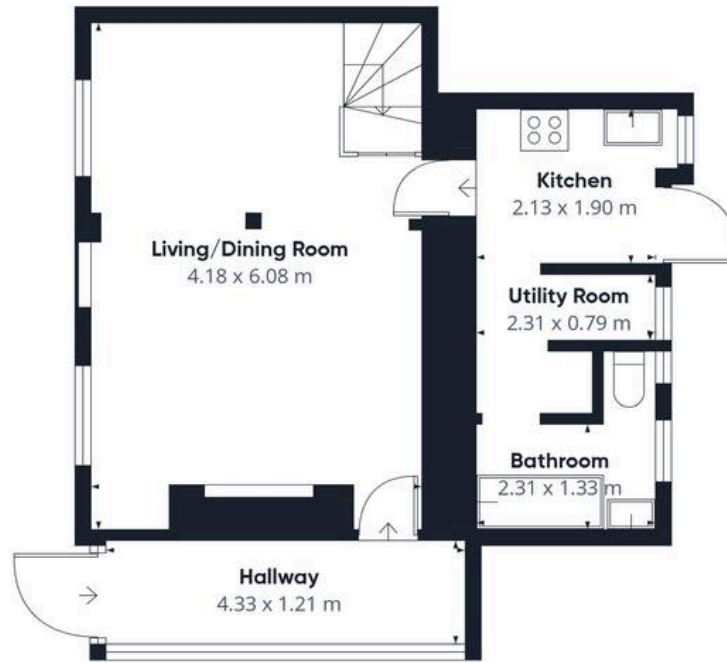
Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at [www.ofcom.org.uk](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.





Floor 0

Approximate total area<sup>(1)</sup>  
65.9 m<sup>2</sup>



Floor 1



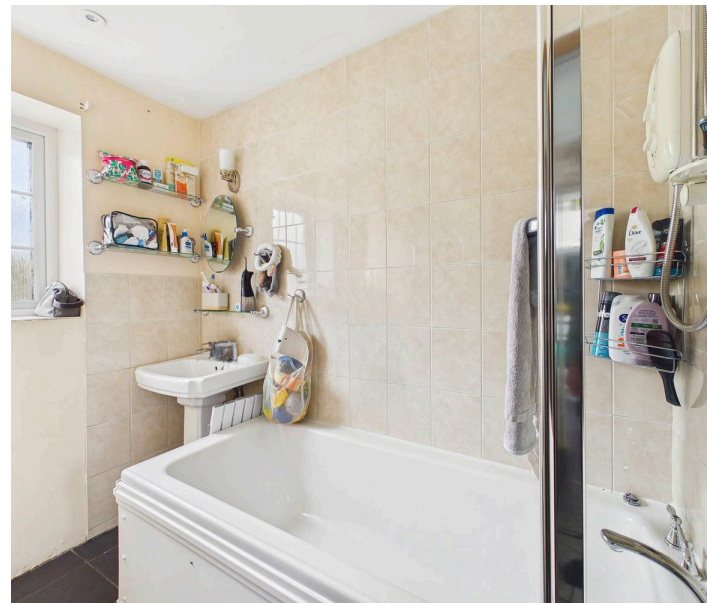
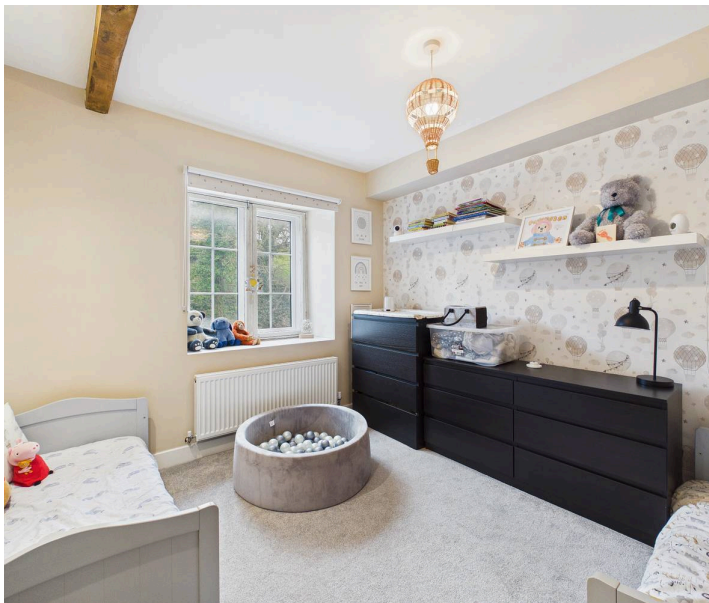
(1) Excluding balconies and terraces

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

GIRAFFE 360



**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 feted 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. The school's personal development and early years care is OFSTED Outstanding.



**DIRECTIONS :** From Crediton take the A377 in an Easterly direction, go through Newton St Cyres and upon reaching Half Moon Village the property can be found on the left marked with a Helmores board. Please park in the Hanlons Brewery lay-by down the road and walk up to the property.

For Sat Nav: EX5 5AE

What3Words: ///fussed.blissful.fantastic



## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](http://helmores.com/)

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