



## Plot 2 Newton View, Newton St Cyres

Guide Price £595,000

## Plot 2 Newton View

### Newton St Cyres

Nestled between Exeter and Crediton, the pretty village of Newton St Cyres offers all the charm of country living with the benefit of excellent connections. With its welcoming community, well-regarded modern primary school, and the popular Beer Engine pub at its heart, the village combines convenience with character. Surrounded by rolling Devon countryside, yet with a train station and regular bus services for easy access into Crediton and Exeter, it's a location that perfectly balances rural peace with day-to-day practicality.

Situated on the old primary school site, Newton View is a select development of just 8 detached homes, boasting a prime position on the edge of the village. Built by a well regarded local firm, these solid, block and brick built homes integrate traditional building with modern additions such as an air source heat pump powering the underfloor heating, solar panels and a battery, a mechanical ventilation and heat recovery system (MVHR) which exchanges warm/moist air leaving the house for warmed fresh air coming in providing a healthy environment inside. All homes will have a ten year LABC warranty too for peace of mind.

Plot two itself is a detached home of approx. 140sqm (1506sqft) plus the garage, making it a good sized family home. The layout offers a central hallway which leads to the kitchen/dining room at the back, opening onto the rear garden, making it a very sociable space.





This opens into a great sized living room running front to back, again with doors out to the garden. Also on the ground floor is a useful separate study, a utility room and WC. On the first floor are the four bedrooms with the principle bedroom having it's own ensuite shower room. Access to the three remaining bedroom and the family bathroom are from the central landing.

Outside is off-road parking and a single garage and the garden to the rear will be a safe and sociable space to live and entertain with views over the adjoining countryside.

Reservations can be made now.

#### **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.

Please see the floorplan for room sizes.

Current Council Tax: Band TBC – Mid Devon

Approx Age: 2025 – ready for occupation

Construction Notes: Block and brick

Utilities: Mains electric, water, telephone & broadband plus solar and battery

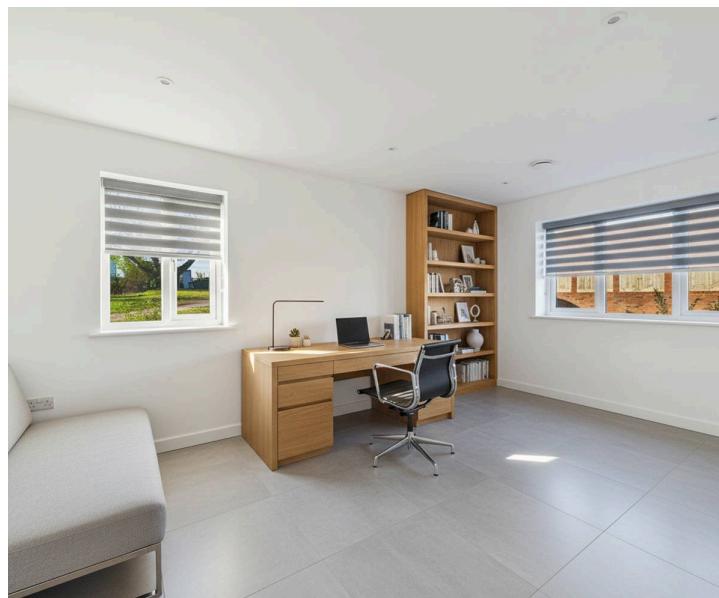
Drainage: Mains

Heating: Air source heat pump with underfloor heating

Listed: No

Conservation Area: No

Tenure: Freehold



**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 schools personal development and early years care is OFSTED Outstanding.

#### DIRECTIONS

For sat-nav use EX5 5DD and the What3Words address is ///suffice.blazing.speedily but if you want the traditional directions, please read on.

From Crediton: Head towards Exeter on the A377 and enter the village of Newton St Cyres, go through the dip (passing Belluno's on your left) and up the other side. The new development is on the right just past the turning to Sand Down Lane (it's the old school site).

From Exeter: Leave the city at Cowley Bridge roundabout, heading towards Crediton on the A377. Go through Cowley and Half Moon. As you approach Newton St Cyres, look out for the site on the left as you enter the village before driving down the dip.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

160.3 m<sup>2</sup>

(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

**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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