



30 Tytheing Close, Newton St. Cyres, EX5 5DB

Guide Price **£260,000**

30 Tytheing Close

Newton St. Cyres, Exeter

- Amazing far-reaching views!
- Semi-detached property
- Very desirable village
- Corner plot location
- 3 Bedrooms
- Garden front and back
- Scope to improve
- Less than 15 minutes to Exeter

A three-bedroom semi-detached home positioned on a corner plot at the edge of the village of Newton St Cyres, with truly stunning open views stretching across surrounding Devon countryside. The village remains a popular choice thanks to its community feel and its location, less than 15 minutes from Exeter.

The house offers well-proportioned accommodation throughout, with rooms that feel balanced and practical for everyday living. While there is scope to update and personalise, the layout provides a strong foundation for a comfortable long-term home.

The kitchen is fitted with cream units, granite-effect worktops and space for white goods, along with a gas cooker. Gas central heating is in place, with a new boiler installed in 2025.





One of the standout features is the outside space. The property benefits from generous gardens to both the front and rear, offering plenty of room for planting, play, or reworking to suit individual plans. Being on a corner plot adds to the sense of openness and privacy.

Parking is available on-street within the estate.

Overall, a well-located village-edge home with countryside views and clear opportunity to enhance over time, all within straightforward reach of Exeter.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2025/26 - £2,200.14

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

Broadband within this postcode: Standard 22Mbps

Drainage: Mains drainage

Heating: Mains gas central heating (new boiler in 2025)

Construction: Block/Brick

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.

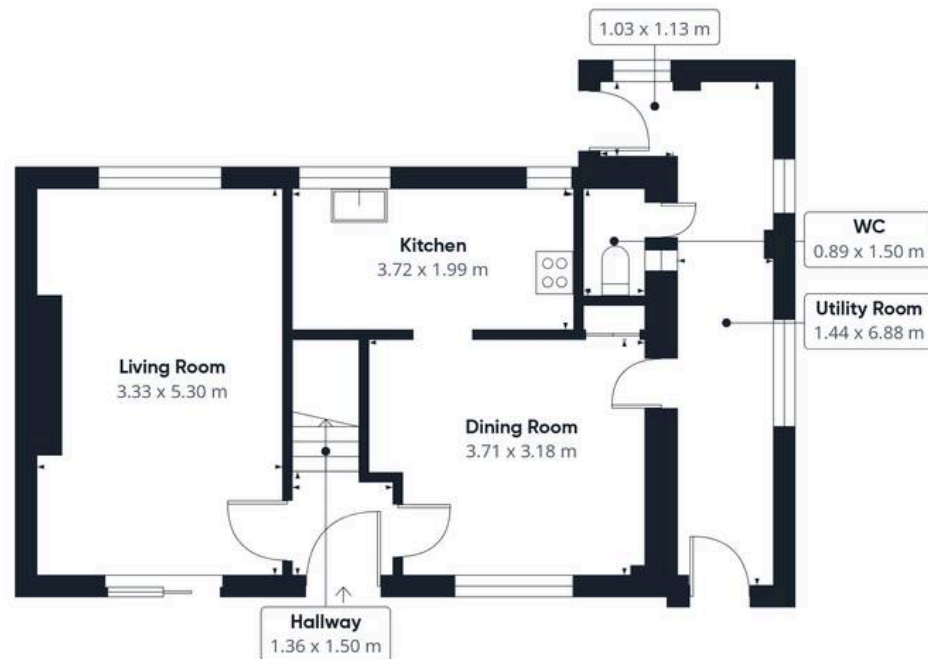
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

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 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.

The property is being sold on behalf of an estate following a bereavement. Buyers should satisfy themselves on all aspects prior to purchase with their conveyancer. We're informed by the seller that probate has not yet been granted as at point of putting on the market. As a result, exchange of contracts may not be possible until the grant of probate is received.





Floor 0

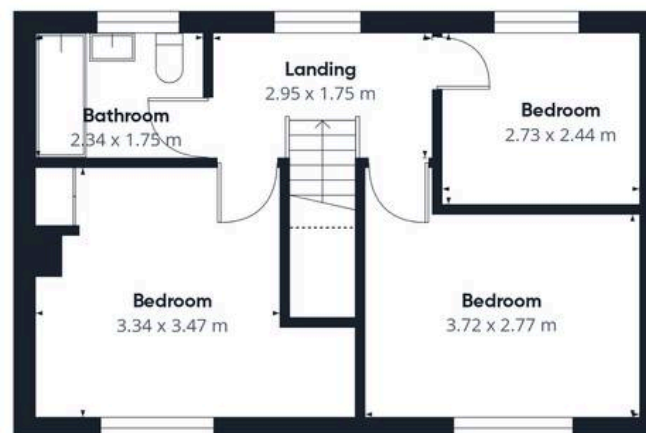
Approximate total area⁽¹⁾
91.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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

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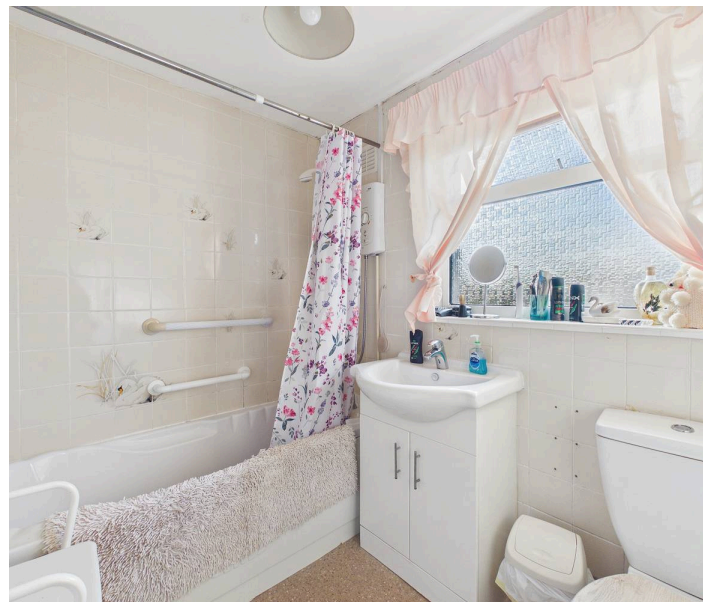


Floor 1





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. Continue on the A377 through the village and then take a left turn onto Tytheing Close. The property can be found up in the far left corner on the side closest to Exeter. Go around to the front of the property past number 29 next door.

For Sat Nav: EX5 5DB

What3Words: [///engraving.streaking.toast](https://www.what3words.com/en/engraving.streaking.toast)



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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.