



9 New Estate, Newton St. Cyres, EX5 5AR

Guide Price £250,000

9 New Estate

Newton St. Cyres, Exeter

- Sought after village location
- Ideal for Exeter and Crediton
- Bus and rail links
- Incredible countryside views
- 2 double bedrooms
- Kitchen/dining room
- Living room with wood-burner
- Fantastic garden
- Opportunity to off-road parking

This mid-terraced house is well located in Sweetham, just a couple of minutes from Newton St Cyres making it an ideal location for both Exeter and Crediton. With easy access to the modern primary school, the excellent The Beer Engine and public transport, it's clear to see why this is a popular destination. There is off-road parking in the residents' car park (first come, first served) but it would be possible to create further private parking on the footprint of the outbuilding (see later). The garden is a real treat too, large and south facing with areas of lawn and seating, ideal for entertaining plus a more productive area of raised beds.

Internally, the house has a modern fitted kitchen/dining room with plenty of storage and working space plus a utility/larder and a ground floor WC. The bathroom is on the first floor serving the two double bedrooms which are both a good size and with some lovely countryside views.





The area is fortunate enough to have mains gas so there is mains gas fired central heating (with a new boiler in 2022) plus uPVC double glazing throughout. Also worth noting is that the roof was replaced in 2024, so along with the other improvements, the house is good to go and up to date!

Outside, to the front is a large timber outbuilding (this would create the off-road parking space if removed) and provides excellent external storage and plenty of potential to make it into whatever you want. To the rear the garden gently slopes away to the south and has been cleverly zoned to create paved seating areas, a BBQ/entertaining area with fire pit and a central pathway/steps meanders through the weeping willow and on to the bottom of the garden with raised vegetable beds and a further garden shed.

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 B – Mid Devon

Approx Age: 1920's

Construction Notes: Standard

Utilities: Electric, water, gas, telephone & broadband

Drainage: Mains

Heating: Gas central heating & wood burner

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 5AR and the What3Words address is [///sharpened.sunk.variety](#) but if you want the traditional directions, please read on.

Turn off the A377 at Newton St Cyres at signed to Sweetham, Station and The Beer Engine. Follow this road past the school and rec, over the railway bridge and pass The Beer Engine on your left. Continue up the hill, past the car park and then right into a small car park for New Estate. Walk along the rear lane to find the property about half way along on the right.





Floor 0



Floor 1

Approximate total area⁽¹⁾
73.6 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



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