



3 Godolphin Close, Newton St. Cyres EX5 5BZ

Offers Over **£450,000**

HELMORES
SINCE 1699

3 Godolphin Close

Newton St. Cyres, Exeter

- Fantastic detached property in a cul-de-sac
- 4 bedrooms with potential to extend
- Sought after location close to Exeter
- Excellent village amenities and public transport
- Garage and parking
- Generous plot front and back
- Open aspect onto open space
- No chain

Newton St Cyres is situated on the A377 between Exeter and Crediton and boasts convenience mixed with village life. There's regular public transport on the bus or rail into Crediton and Exeter and a new primary school in 2018 makes for a popular and desirable location. Within walking distance are Bellunos (Italian) restaurant and bar, The Beer Engine and great sports facilities including cricket, football and tennis at the rec. Within a couple of minutes, there are miles of country lanes to explore and enjoy. To have this village community and have it within



HELMORES
SINCE 1699



easy reach of Exeter is superb.

Godolphin Close is a small cul-de-sac of similar houses built in the late 1960's. Each has a generous plot and therefore over time, many of the properties have been extended to create wonderful open plan living spaces opening on to the rear gardens. In addition, dormers have been extended and the area between the property and the garage filled in too. So there is a huge amount of potential with this property which is presented in its original format. There is mains gas central heating and double glazing already in place.

Internally, the rooms are of a good size with a large open plan living/dining space and a kitchen at the rear. There is a ground floor bedroom with an adjacent WC. On the first floor are 3 bedrooms and a shower room.

Outside, the plot is a great size and level. There is off-road parking leading to the garage with its attached workshop at the rear. The front lawn sets it back from the cul-de-sac road and it is worth noting that the property overlooks a large, private green, for residents of Godolphin Close, which gives the feeling of even more privacy. The walkway between the house and garage is wide and gives access to the level lawned rear garden with an abundance of shrubs and plants. But it doesn't end here, an opening in an old cob wall leads to a further area of



garden which really gives this property a great plot size. A lovely property in a wonderful location and with huge potential. Combine this with no chain and it's one not to miss.

Please see the floorplan for room sizes.

Current Council Tax: E (Mid Devon 2022/23 £2626.35)

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

Fastest broadband speed within this postcode: Up to 67Mbps (Uswitch)

Drainage: Mains drainage

Heating: Gas fired central heating

Listed: No

Tenure: Freehold

DIRECTIONS:

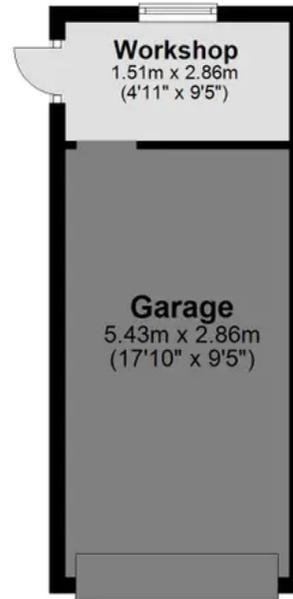
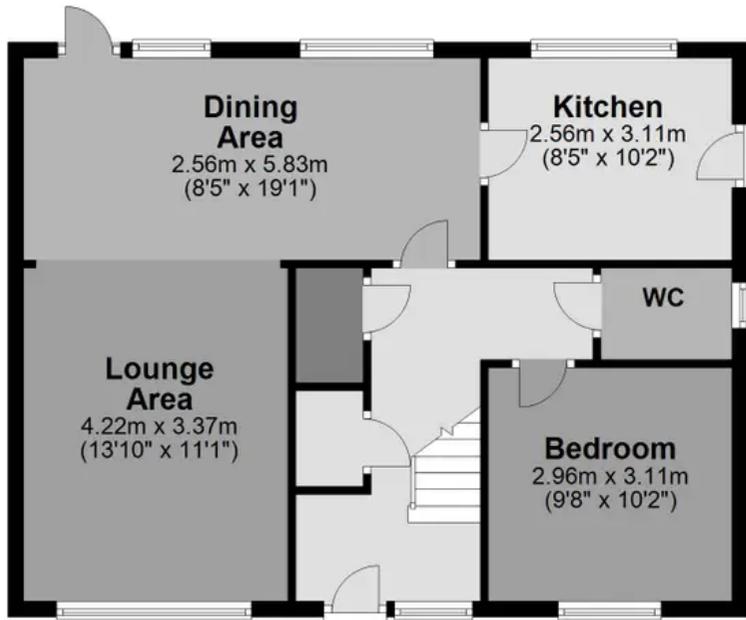
Leave Crediton on the A377 towards Exeter. After approx. 3 miles you'll reach Newton St Cyres, as you drop down the hill, pass the left hand turn to Sweetham (The Beer Engine) and take the next left into Godolphin Close – it's behind the bus stop!

NEWTON ST CYRES, between Exeter and Crediton is widely regarded as one of Devon's finest villages, with a gentle stream running through the middle under its ancient stone bridge, alongside the wonderful 15th Century church built in honour of the martyr St Cyres, there are few places which match this tranquil setting. The brand new primary school is a fantastic addition & no village is complete without a pub and Newton St Cyres does not disappoint with the atmospheric Beer Engine, a popular watering hole on the Rail Ale Trail, a tour of pubs near stations along the Tarka Line railway between Exeter and Barnstaple. The recently opened Belluno Italian Restaurant is also one to visit and cheese lovers can indulge themselves at Quicke's Farm shop, based half a mile west along the A377, the main road to North Devon.



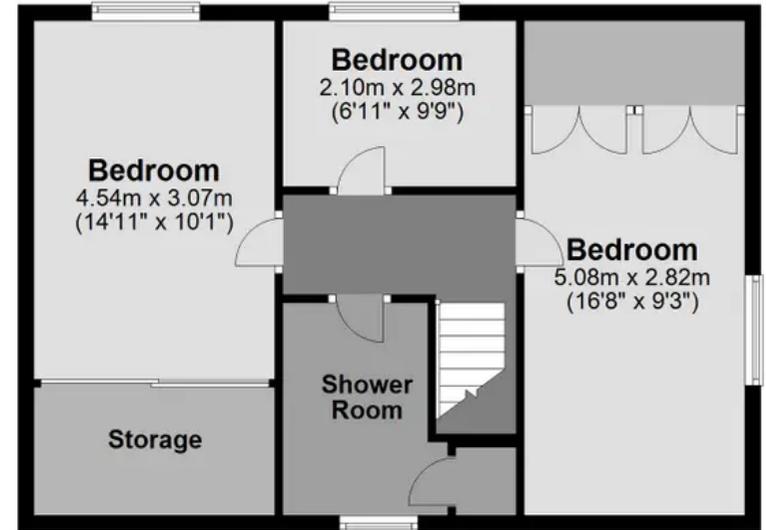
Ground Floor

Approx. 82.3 sq. metres (885.7 sq. feet)



First Floor

Approx. 56.8 sq. metres (611.7 sq. feet)



Total area: approx. 139.1 sq. metres (1497.3 sq. feet)

HELMORES
SINCE 1699



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

<https://helmores.com/>

HELMORES
SINCE 1699

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.