



16 Woodlands, Newton St. Cyres, Exeter, EX5 5BP

Guide Price £280,000

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16 Woodlands

Newton St. Cyres, Exeter

- Extended terraced house in village cul-de-sac
- Three double bedrooms, bath & shower room
- Lounge, dining family room & kitchen breakfast room
- Front & rear gardens, garage in a block
- uPVC double glazing & gas central heating
- Solar PV panels providing daytime electric
- Accommodation of 102 sqm / 1,100 sqft
- The owner has found an onward purchase

This lovely, terraced house is situated towards the end of a cul-de-sac within the wonderful village of Newton St Cyres, with its excellent links to Exeter, school, Italian restaurant & Beer Engine pub near the playing fields and train station.

The nicely presented accommodation extends to 102sqm / 1,100sqft and includes three double bedrooms, served by a family bathroom with a separate shower and jacuzzi style bath. There is also a handy store with access to the loft space.



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Downstairs off the entrance hall we have a spacious living room, a large dining family room and a kitchen breakfast room extension (with integrated 5 ring hob, twin oven & extractor fan), plus a rear entrance hall. The property has mains gas central heating and uPVC double glazing, plus leased Solar PV panels which provide free electricity as it is generated.

Outside: In a block around the corner is a handy garage (the last of 5 garages). To the front is a level and enclosed lawned garden (8.5m x 6m) setting it back from the footpath serving this part of Woodlands. Proceeding through the owned alley (the neighbour has a right of way too) we reach a gate to the enclosed and level rear garden (6.2m x 6m) which is attractively paved and has a gate to the village car park.

Please see the floorplan for room sizes.

Current Council Tax: C (£1,942pa)

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold



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. Numerous circular walks of 1.25 to 7.2 miles are on hand and a visit to the beautiful 9 acre arboretum is a must. The 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 Quickest Farm shop, based half a mile west along the A377, the main road to North Devon. These outstanding features are supplemented by that iconic symbol of the English village, the cricket pitch. The crack of leather on willow fills the air when the village team play in the summer months. Footballers don't miss out either - there are two well-maintained pitches, home to Newton St Cyres FC.

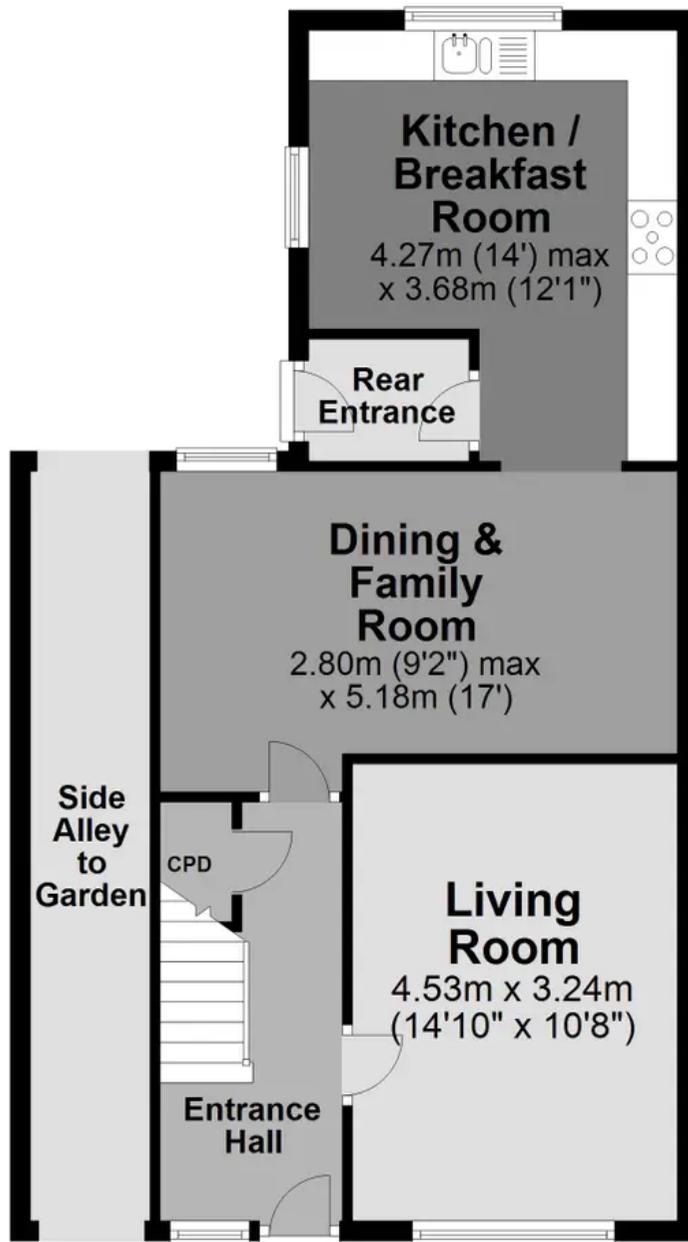
DIRECTIONS: For Sat-Nav use EX5 5BP, No.16 is found towards the end of the cul-de-sac.

What3Words: ///directive.afflicted.bronzed



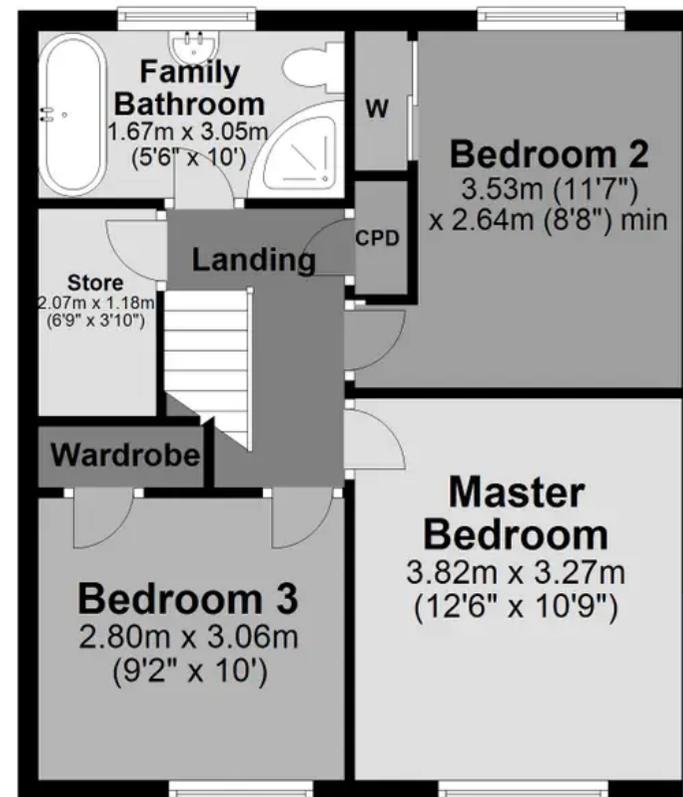
Ground Floor

Approx. 54.3 sq. metres (584.8 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.4 sq. feet)



Total area: approx. 102.2 sq. metres (1100.2 sq. feet)

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