

Newton St. Cyres

Exeter, Devon, EX5 5AB

Offers in the region of £175,000

Bradleys ESTATE AGENTS

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Description

Fantastic THREE bedroom home, with an amazing 1103 sq ft, in a popular village setting. This property boasts beautiful communal gardens adjoining yet elevated from the river Creedy, with allocated parking and GARAGE. Ideal for buyers seeking a contemporary and convenient living space within easy striking distance of Exeter. NO ONWARD CHAIN.

Set in beautiful grounds with large communal gardens, set alongside the picturesque river Creedy. This property benefits from private parking and a single garage in a block. For those who don't drive, the public bus is just a 4 minute walk.

The accommodation consists of spacious entrance hall from the communal hallway which gives access to the 23' x 17' living/dining room, 14'9'' kitchen/breakfast room, two double and one single bedrooms and bathroom. A total of 1103 sq ft internally.

The park like gardens can be enjoyed by all of the residence and is a real asset to the property.

Location

Newton St Cyres is recognised as being one of the area's most picturesque villages with its ancient stone bridge and stream winding its way through the centre of the village. It has a historic parish church, primary school, post office/store, Italian restaurants, a gastropub/brewery and regular bus and train services to Exeter (3 miles) and Crediton (4 miles). The village also has tennis courts, football pitches, a cricket club and park.





Directions

What3words: ///sank.imparting.envelope

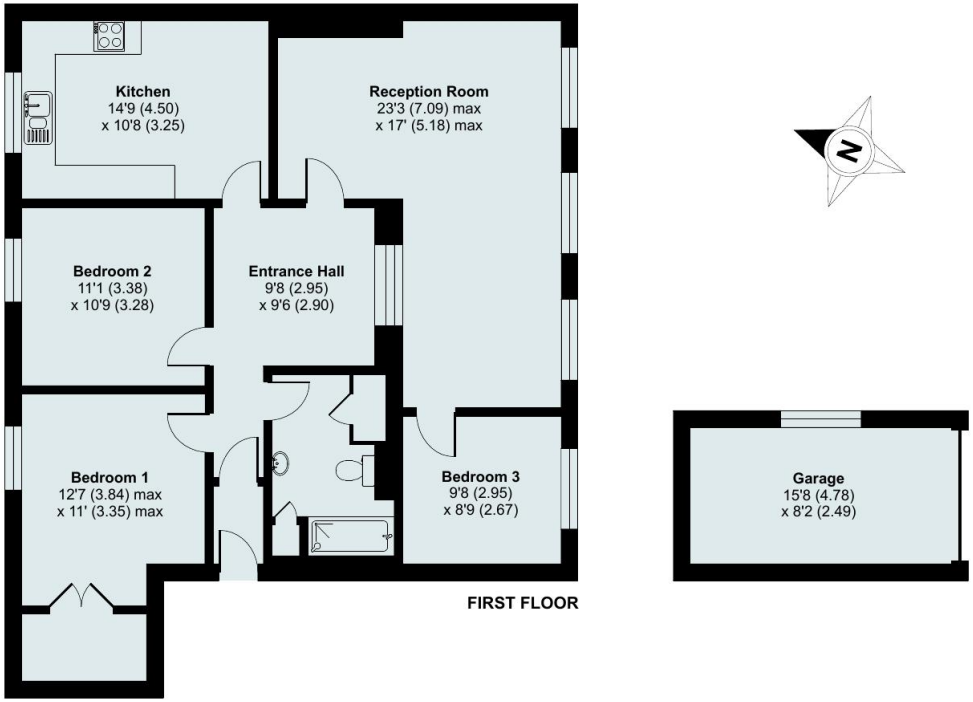


Material Information

- EPC Rating: D
- Mains electricity, water and drainage.
- Mid Devon District Council - Band C
- Share of Freehold, £180 per month maintenance fee.
- Length of lease - 999 years from 9th August 1983
- Flooding: Categorised as a high risk area with over a 3.3% chance per year.

Marsh Mill Court, Newton St. Cyres, Exeter, EX5

Approximate Area = 1103 sq ft / 102.5 sq m
Garage = 127 sq ft / 11.8 sq m
Total = 1230 sq ft / 114.3 sq m
For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Bradleys. REF: 1138552

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Property Fact Sheet Ref:
CRE240015.12 (08/05/2026-KR)

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