



Newton St. Cyres
Exeter, Devon, EX5 5AE
Asking Price £175,000





Description

Trout Cottage is situated in a convenient position with good road access to Exeter and Crediton, nearby train station and a bus stop opposite. The accommodation includes the sitting room with a large open fire, kitchen/dining room, two bedrooms and bathroom. Outside there is parking to the rear, small garden, enclosed patio garden and a shed with power connected.

The property consists of the rear door into the kitchen/dining room which is well fitted with wall and base units and space for a dining room table and chairs. The sitting room is a good size with a window to one side and an impressive brick fireplace and stone hearth with a grate and hood. The staircase rises to the first floor landing and gives access to the two bedrooms and bathroom. Outside there is a shared driveway adjacent to the cottage that leads to the rear parking area. There are also two areas of garden and a useful shed with electricity connected. A gate leads into the good size enclosed patio area with an outside tap and a door to the kitchen/dining room.

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.





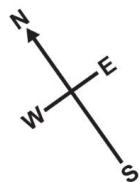
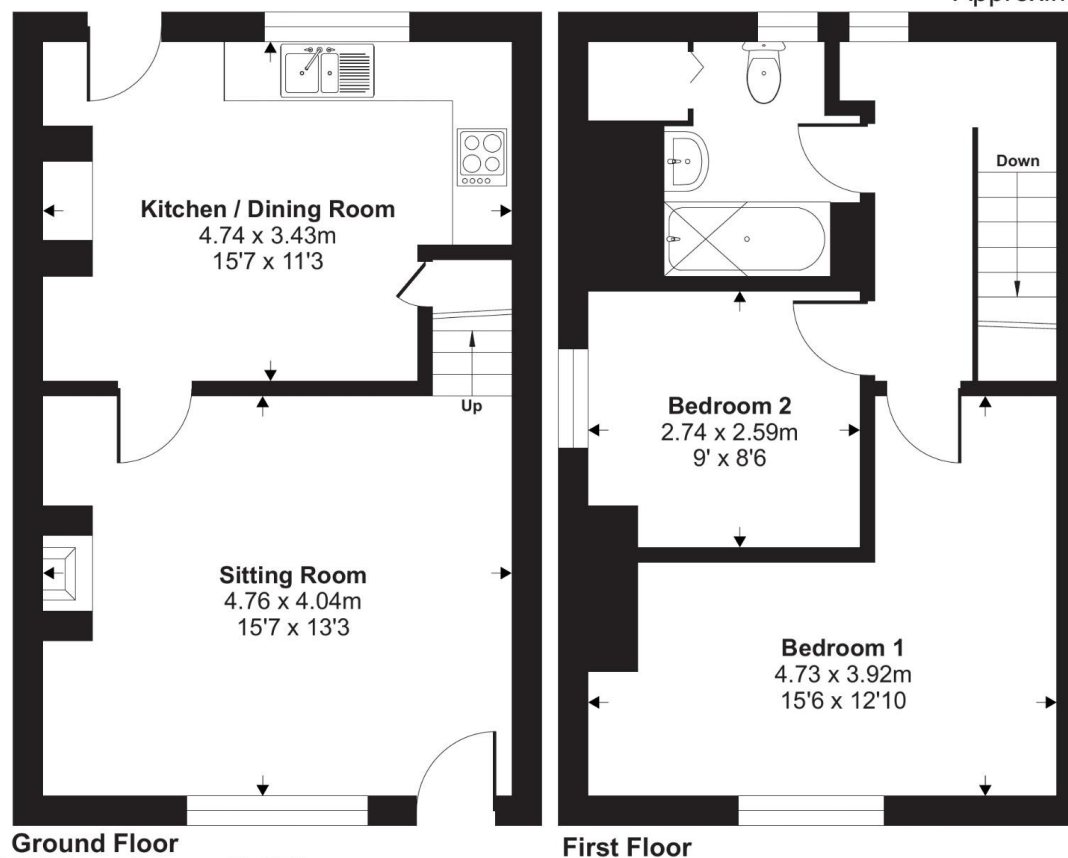
Directions

What3Words: ///motivates.ally.crypt

Material Information

- EPC Rating: C
- Mains electricity, water and drainage
- Gas fired central heating and hot water
- Mid Devon District Council - Band C
- Freehold
- Parking: Parking space to the rear of the property





Approximate Area = 778 sq ft / 72.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2026. Produced for Stags. REF: 1467104

Property Fact Sheet Ref:

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