



Newton St. Cyres, Exeter, EX5 5AE

Guide - £275,000

Nestled within the peaceful and picturesque setting of Newton St Cyres, this well-presented two-bedroom end-of-terrace home offers a fantastic opportunity for first-time buyers, downsizers, or anyone seeking countryside living with easy access to Exeter.

Winkworth

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Property.

Upon entering, you are welcomed into a well-proportioned hallway leading into the bright open plan living/dining room.

Living/Dining Room.

This beautifully presented open plan living and dining area combines modern comfort with charming character features, including exposed timber beams and stylish oak flooring. The dual aspect windows fill the space with natural light, creating a warm and welcoming atmosphere. A recessed nook adds a unique focal point—ideal for decorative shelving or play space—while the generous layout offers versatility for both families living and entertaining.

Kitchen.

This well-presented galley-style kitchen features sleek black tiled walls and flooring, complemented by classic white shaker-style units and dark worktops for a smart, modern finish. It offers ample storage and worktop space, along with an oven and electric hob. Just off the kitchen, there is space to accommodate a fridge/freezer and washing machine. A rear door provides direct access to the garden, ideal for convenient everyday use and outdoor entertaining.

Bathroom.

This bathroom offers a clean and practical space, featuring a full-sized bathtub with an electric shower, a classic pedestal sink, and a modern heated towel rail. Neutral tiling and natural light from the frosted window create a bright and airy feel. Thoughtful touches like grab rails add both convenience and comfort, making it a cosy and functional space ideal for everyday living.

Bedroom One.

This cosy double bedroom offers a peaceful retreat with soft carpet underfoot, generous built-in wardrobes, and a large window that fills the space with natural light. An exposed wooden ceiling beam adds warmth and character, while the sleek grey cabinetry brings a modern, practical touch. Thoughtfully styled with subtle decor, it's a relaxing and well-appointed space, ideal for unwinding.

Bedroom Two.

This spacious bedroom benefits from a large window allows abundant daylight to flood the room creating a warm and inviting atmosphere. Soft carpeting underfoot adds to the comfort, while subtle patterned wallpaper provides a charming and playful touch. This versatile room offers ample space for a variety of layouts and is perfect for a growing family.



At a Glance:

Two Double Bedrooms
Open Plan Living/Dining Area
Kitchen
Family Bathroom
Beautiful Period Features
Large Garden
Solar Panels
Driveway Parking

PROPERTY INFORMATION:

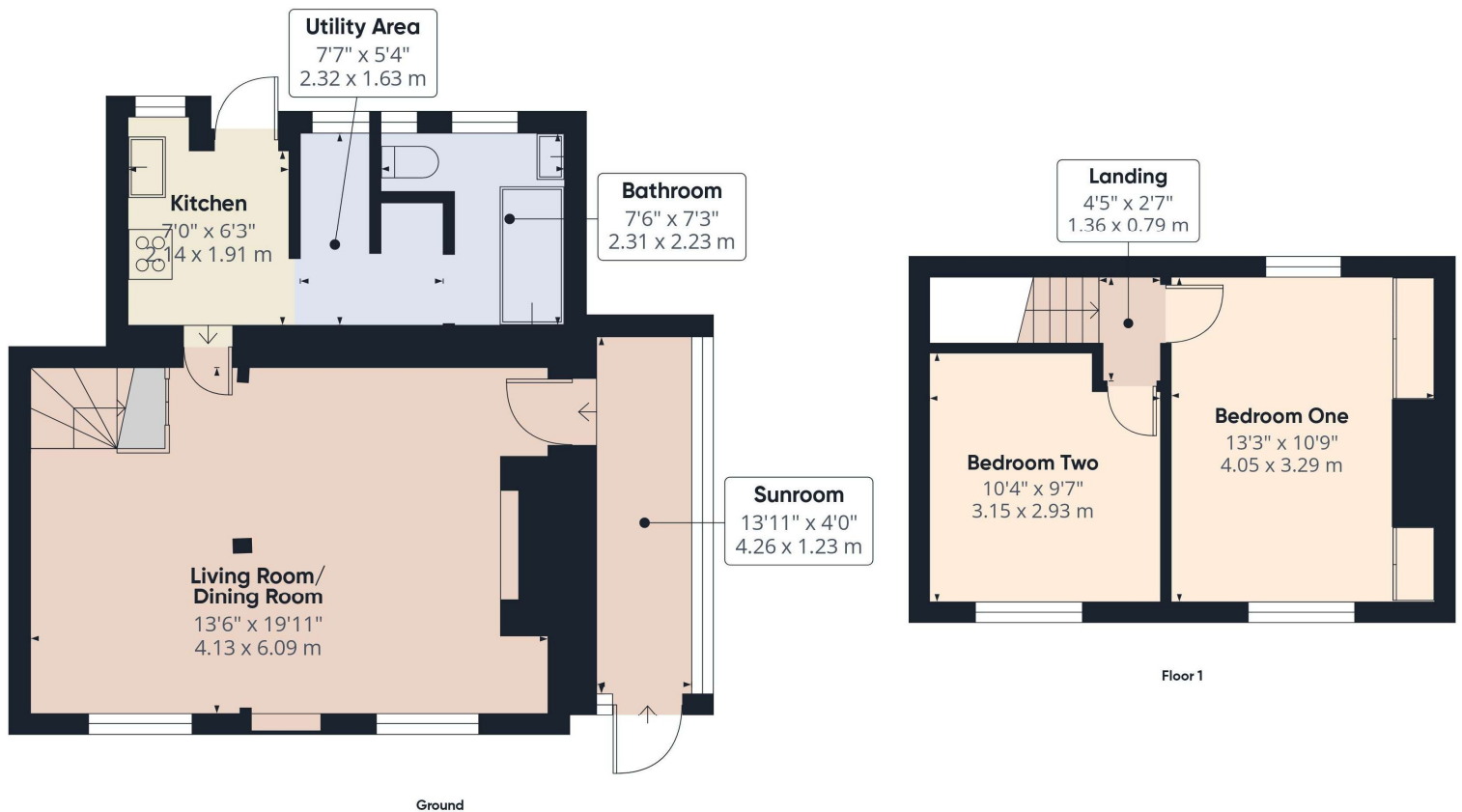
Freehold

Council tax Band: B

Mains electric, gas, water and drainage.

Broadband - Standard - 16 Mbps - 1 Mbps

Mobile - Signal Dependant on Provider



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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