



22 Tytheing Close, Newton St. Cyres, EX5 5DB

Guide Price £240,000

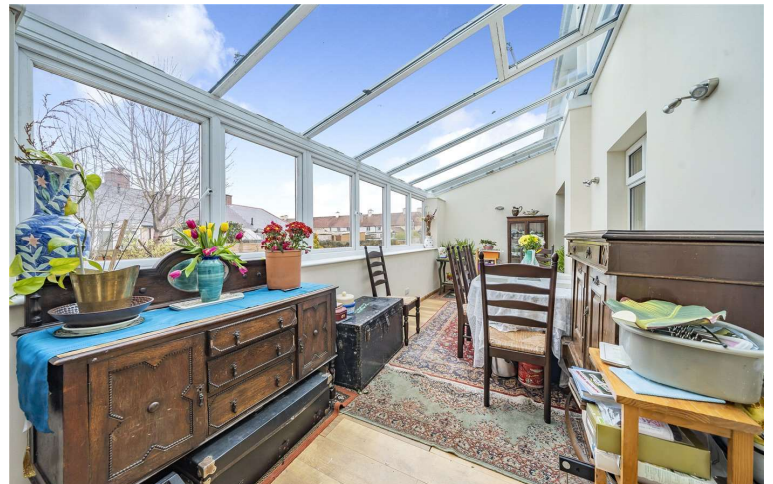
Introducing a very exciting opportunity to purchase a substantial end-terrace property located within a sought after location just a short drive from Exeter and Crediton.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Winkworth.co.uk
Tiverton: 01884 675 675
tiverton@winkworth.co.uk



Tytheing Close is a well presented end-terrace property ideally located in a quiet cul-de-sac just off the A377 between Exeter and Crediton with fantastic transport links and far reaching countryside views.

The property is located on the edge of the village and is surrounded by open countryside giving superb far reaching views.

Internally, the accommodation briefly comprises a staircase entrance hall, large reception room with sliding doors leading into the conservatory, separate dining room, and a cloakroom. On the first floor, there are three good sized bedrooms and a family bathroom.

Outside, the gardens surround the property to the side, front and rear and back onto open farmland with fantastic rural views.

DIRECTIONS From our High Street office, take the A377 for approximately 4 miles until arriving in Newton St Cyres. Proceed through the village and take the last left hand turning into Tytheing Close. As you enter Tytheing Close, park on the left and proceed on foot through the pedestrian gate

to the right of the metal gate. Number 22 is the last property on the right.

COUNCIL TAX: Band B

SERVICES: Mains Gas, Electric, Water (metred) & Drainage.

BROADBAND: Standard Broadband Enabled

HEATING: Gas Central Heating

LISTED: No.

TENURE: Freehold.

There is no private parking with the house, however there is parking available on the road within the cul-de-sac.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification.

AML compliance and source of funds checks. A charge of £25 is levied for each verification undertaken.



AT A GLANCE:

Three Bedroom End Of Terrace

Spacious Living Accommodation

Enclosed Garden

Edge of Village Location

Sought After Village

PROPERTY INFORMATION:

COUNCIL TAX: Band B

SERVICES: Mains Gas, Electric, Water & Drainage.

BROADBAND: Standard Broadband Available. ADSL

(Asymmetric Digital Subscriber Line - Copper Broadband). Checked on Openreach April 24.

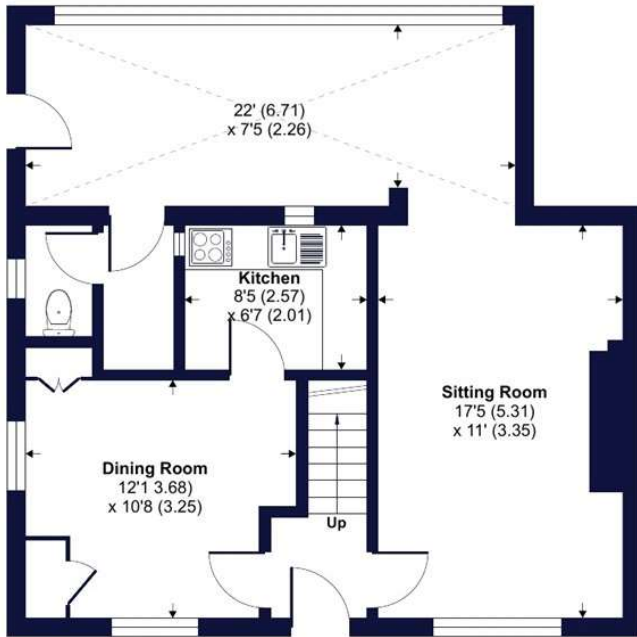
MOBILE SIGNAL: You are likely to have good coverage.

HEATING: Gas Central Heating

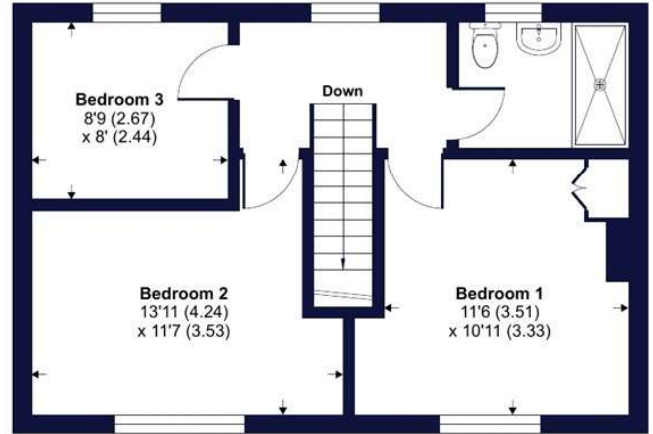
Tytheing Close, Newton St. Cyres, Exeter, EX5

Approximate Area = 1146 sq ft / 106.4 sq m

For identification only - Not to scale



GROUND FLOOR

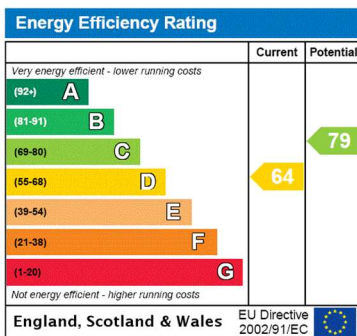


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Winkworth. REF: 1096497

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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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