naomi j ryan
estate agents

End Terrace

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Gas Central Heating

Garage

Generous Gardens

Council Tax Band: D

£350,000 Freehold

Knights Cottage ,

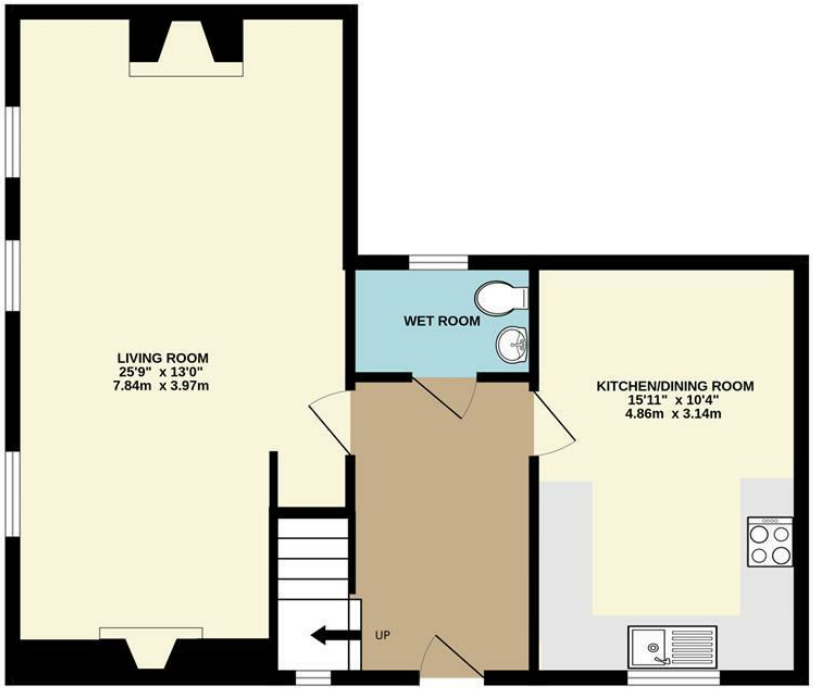
Newton St. Cyres, Exeter, EX5 5AA

www.naomijryan.co.uk

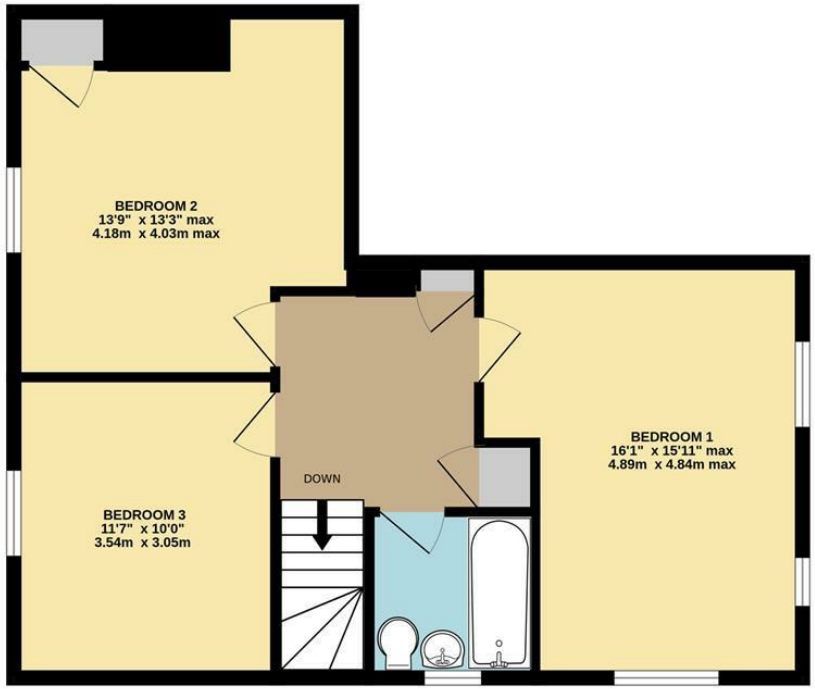
Knights Cottage , Newton St. Cyres, Exeter, EX5 5AA

£350,000 Freehold

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

SUMMARY

A charming end-of-terrace cottage with three double bedrooms, situated on the outskirts of this popular Devon village. Newton St Cyres offers excellent access to both Exeter and Crediton and has its own train station on the Tarka Line, a primary school and a popular pub.

The property is being sold with no onward chain and has a delightful enclosed garden and a second detached garden, separate to the main house, with an outbuilding (previously used as kennels) and with the potential for further off-road parking.

The property is well-presented throughout and features well-proportioned rooms, including an entrance hall, a spacious living room with an exposed brick fireplace and a gas fire, an open-plan kitchen/dining room, a ground-floor wet room, three double bedrooms, and a first-floor bathroom.

The main area of garden attached to the property is beautifully maintained and is laid mostly to lawn to mature hedges. A paved patio provides a delightful seating area, and there is a useful storage shed.

The second detached area of garden is accessed via a five-bar gate and provides potential for additional parking. The garden is laid mostly to lawn with a variety of fruit trees. One section of the garden is fenced off with access to an outbuilding, previously used as kennels.

There is a single garage located opposite the property.

Early internal viewing is highly recommended for this superb property.

AGENTS NOTE

The property is being sold with no onward chain.

MATERIAL INFORMATION

Construction notes: Stone, brick, and cob.

Utilities: Mains water, electricity, drainage, and gas.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. https://checker.ofcom.org.uk

VIEWING ARRANGEMENTS

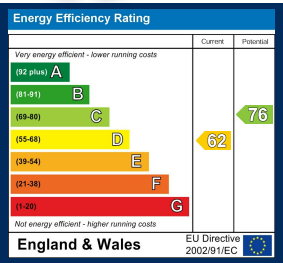
Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.

naomi j ryan
estate agents

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283
e . enquiries@naomijryan.co.uk
www.naomijryan.co.uk
company registration number 6693899