



## Flat 1, Marsh Mill Court, Newton St. Cyres, EX5 5AB

Guide Price **£130,000**

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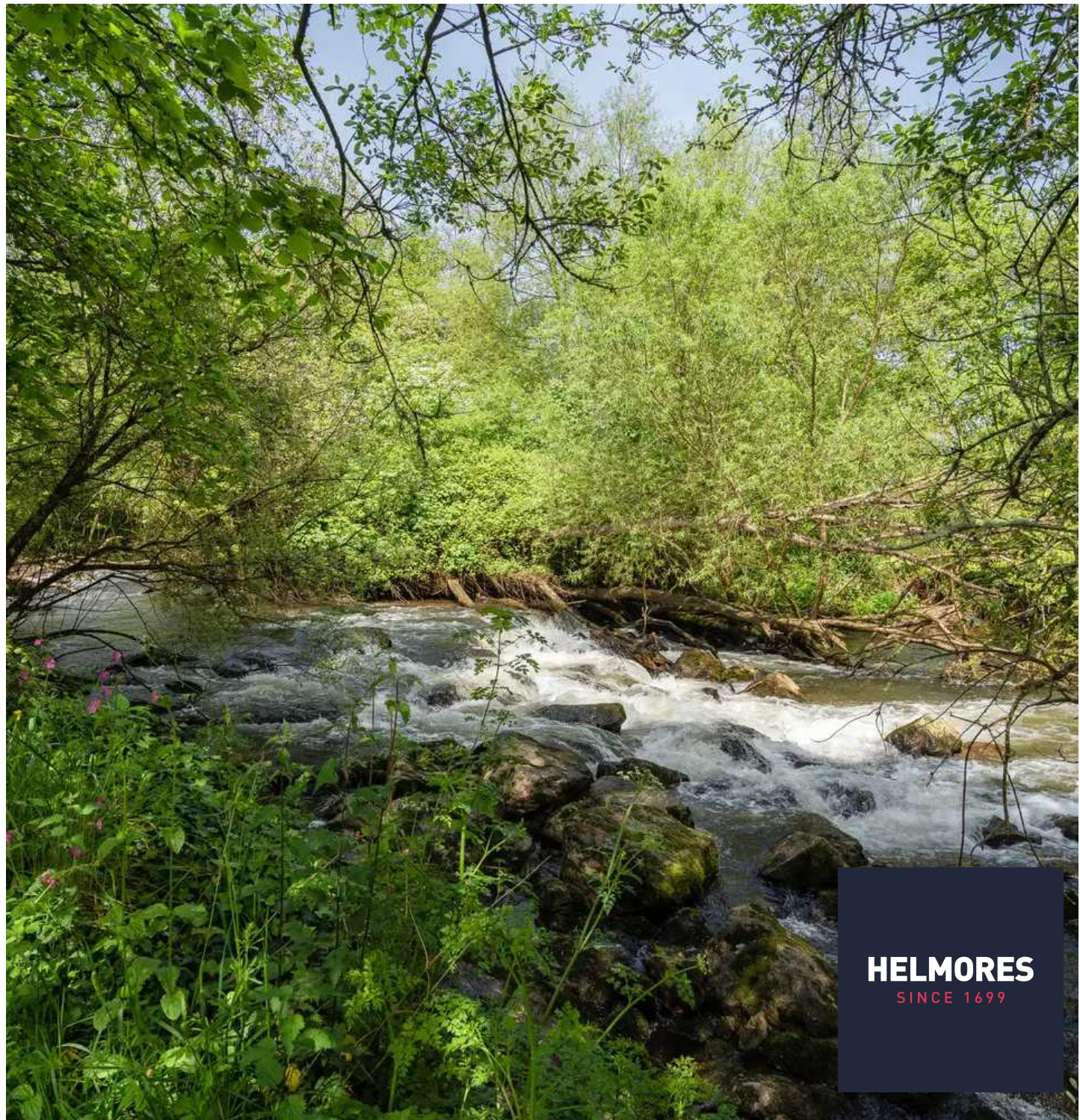
# Flat 1

Marsh Mill Court, Newton St Cyres

- Ideally located ground floor flat
- On bus route to Crediton / Exeter
- 2 bedrooms and living / dining room
- In need of some updating
- Beautiful grounds with river frontage
- Parking and garage in a block
- Available with no onward chain
- Double glazing and electric heating

This excellent ground floor apartment is idyllically located in a picturesque riverside setting, in arguably one of the best positions in this most attractive former mill building in the small village of Half Moon. It is extremely accessible for commuting to Exeter and Crediton, which are both within a short and easy drive along the A377. The property is set in magnificent gardens and grounds with lawns sweeping down to the lovely river Creedy.

The apartment offers 2 bedroomed accommodation with uPVC double glazing and off-peak electric heating, plus a well proportioned living/dining room, fitted kitchen, and a bathroom with white suite, and it benefits from having its own front door (no internal communal areas as many properties of this type have). Please note that the property has been tenanted for several years and is in need of some improvement.



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There is a large car park serving Marsh Mill Court and provides ample parking for residents and visitors. There are 2 spaces conveniently located immediately outside of the flat which the present owners tend to park in. The apartment also benefits from its own garage located in a block (the end one on the right as you look back up the drive).

Agents note: Being on the ground floor and with a river nearby, the property has flooded from a swollen river in the past (twice in 25 years), since then, flood improvements have been carried out and there is a flood protection gate installed on the front door for emergency prevention. The property is insured by the management company and contents insurance is available from £120 per year.

Please see the floorplan for room sizes.

Current Council Tax: C (Mid Devon 2023/24 - £2002.84

Utilities: Mains electric, water, telephone and broadband.

Fastest broadband speed within this postcode: Up to 67Mbps (Rightmove)

Drainage: Mains drainage

Heating: Electric heating

Listed: No

Tenure: Leasehold (951 years remaining and maintenance charge is £379.59 paid quarterly so £1138.77 per year, this amount may be reviewed annually at the management committee meeting for all owners, held around October. We understand from the seller that these charges cover costs including buildings insurance, any communal lighting and cleaning, garden maintenance, building and communal areas refurbishment and repairs.

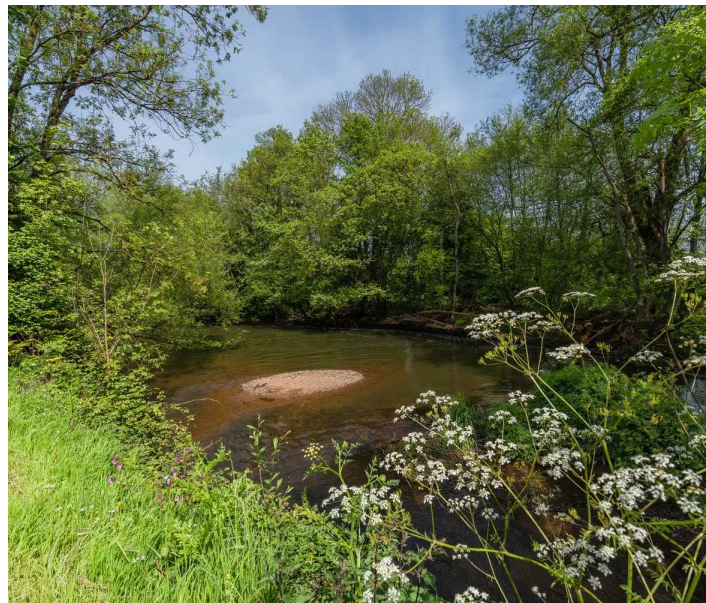


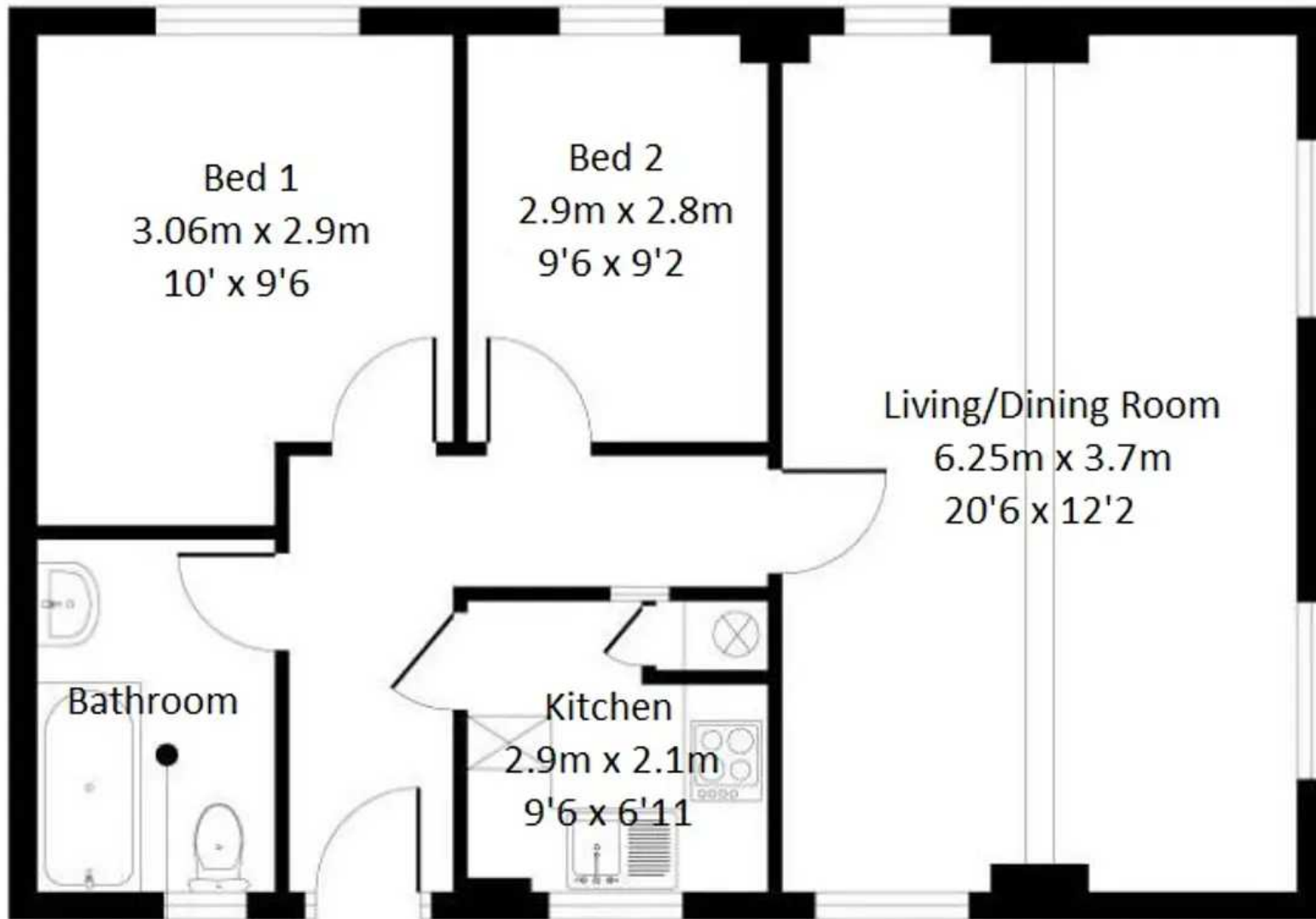
DIRECTIONS: From Crediton take the A377 main road towards Exeter for about 4 miles until arriving in the village of Half Moon. Before reaching the car sales garage, take the private driveway on the left market "Marsh Mill only", and Marsh Mill Court will be found at the bottom of the driveway

From Exeter, take the A377 towards Crediton. On entering Half Moon take the first turning right (after the car sales garage) marked 'Marsh Mill only'. Marsh Mill Court will be found at the bottom of the driveway with No.1 being at the far end.

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NEWTON ST CYRES, between Exeter and Crediton is widely regarded as one of Devon's finest villages, with a gentle stream running through the middle under its ancient stone bridge, alongside the wonderful 15th Century church built in honour of the martyr St Cyres, there are few places which match this tranquil setting. Numerous circular walks of 1.25 to 7.2 miles are on hand and a visit to the beautiful 9 acre arboretum is a must. The new primary school is a fantastic addition & no village is complete without a pub and Newton St Cyres does not disappoint with the atmospheric Beer Engine, a popular watering hole on the Rail Ale Trail, a tour of pubs near stations along the Tarka Line railway between Exeter and Barnstaple. The recently opened Belluno Italian Restaurant is also one to visit and cheese lovers can indulge themselves at Quicke's Farm shop, based half a mile west along the A377, the main road to North Devon. These outstanding features are supplemented by that iconic symbol of the English village, the cricket pitch. The crack of leather on willow fills the air when the village team play in the summer months. Footballers don't miss out either - there are two well-maintained pitches, home to Newton St Cyres FC.





Approx floor area 55sqm / 600 sqft



# Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](https://helmores.com/)

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