



52 The Village, Newton St. Cyres
£995 pcm

52 The Village

Newton St. Cyres, Exeter, EX5 5BW

- 3 bedroom thatch cottage property
- Popular village location
- Close to transport links
- 5-10 minutes from Crediton and Exeter
- New carpets throughout
- Gas central heating
- New kitchen

52 The Village is a well proportioned, 3 bedroom cottage in the popular and well situated village of Newton st Cyres. The property is located in the centre of the village, close to all local amenities and public transport links.

There is a large living room and modern kitchen as well as the family bathroom, on the first floor there are three bedrooms. The property is partially double glazed has mains gas central heating and new carpets.

There is no designated parking but there is good on road parking at the property





Terms;

Available - Now

Rent - £995

Deposit - £995

Unfurnished

Heating - mains gas

Pets - considered

EPC - D67

Directions; From Crediton drive on A377 to Newton St Cyres and then take the right turn as you reach the bottom of hill in centre of village and property is located a few meters along on the right.

For sat nav - please use the property address or postcode

What3words - [///succumbs.feasts.breeding](https://www.what3words.com/succumbs.feasts.breeding)

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. The brand 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, 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.

I'm INTERESTED to look! What next?

We'll fix you a viewing appointment - phone, email or call into the office (we're open 7 days a week) with some dates and times that suit you.

I want to APPLY! What next?

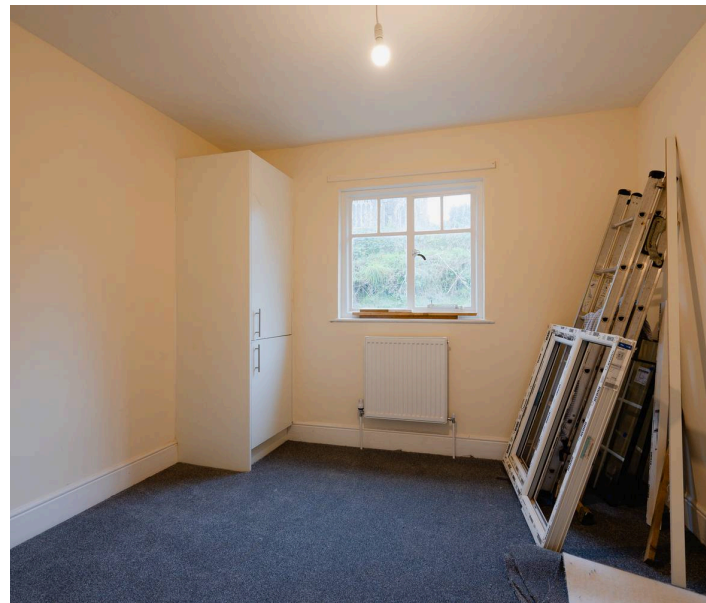
You'll need to complete an application form which you can be given a paper copy of or we can send you a link to your email. We also need to check your ID so that we comply with

the Right to Rent check, which is a legal requirement now for all tenancies - this can be found at <https://www.gov.uk/government/publications/right-to-rent-document-checks-a-user-guide>

HELP! I need more information on the whole renting process!

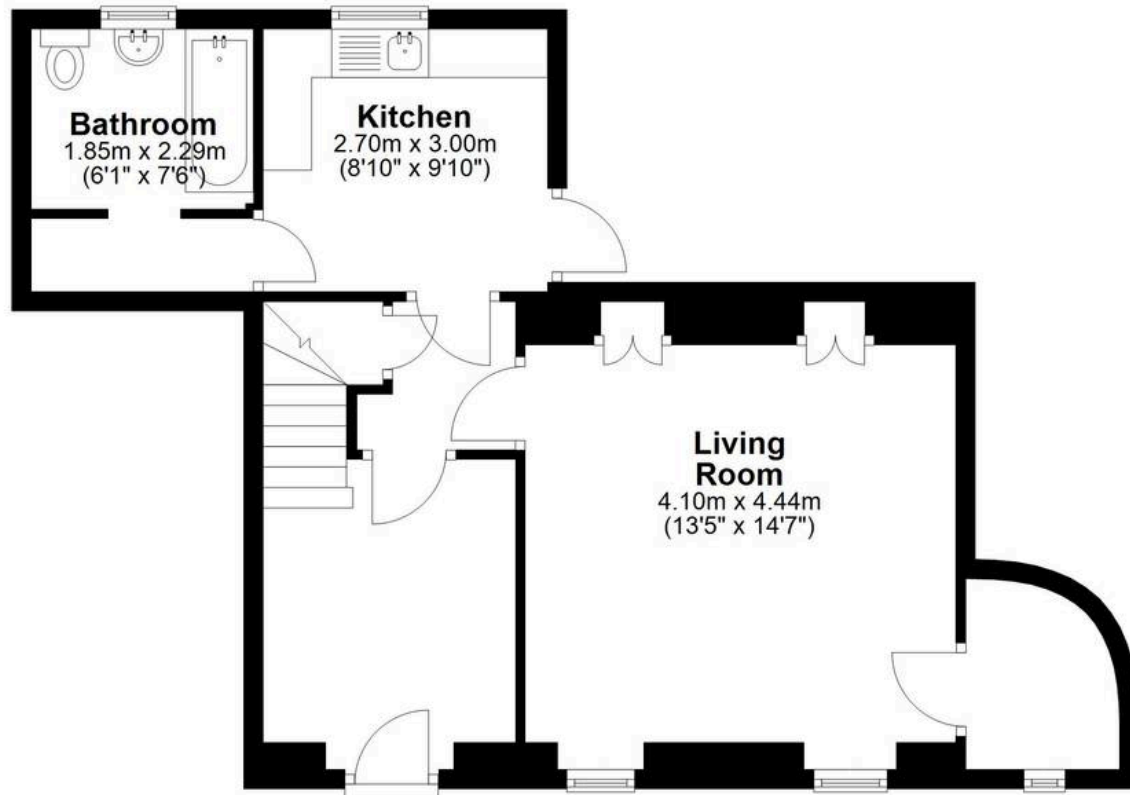
We're here to hold your hand through the entire process. So, get in touch with Helmores rental dept - the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

You can also check out our step by step RENTING GUIDE here: <https://www.helmores.com/renting-guide>



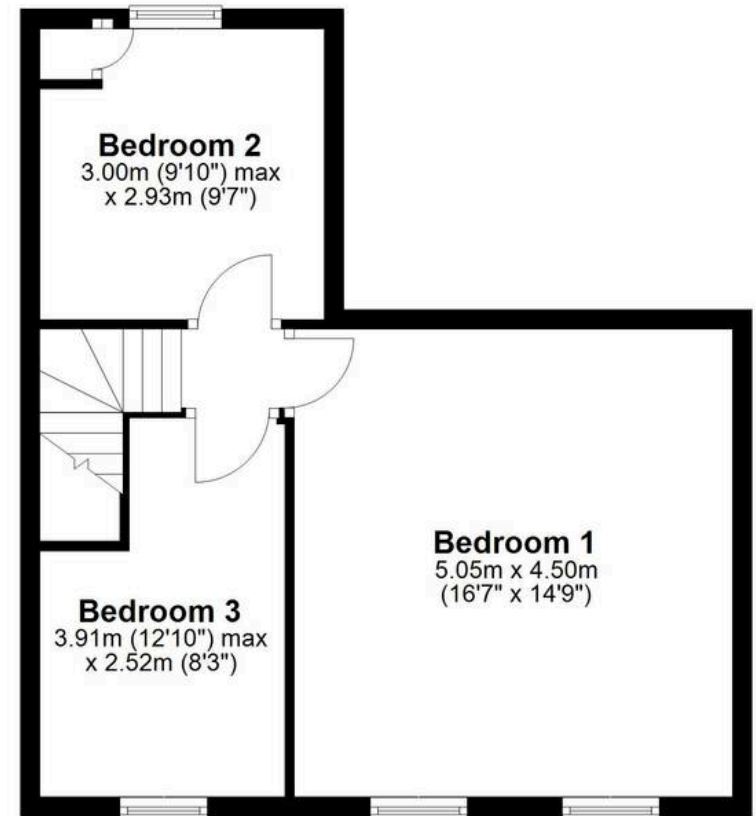
Ground Floor

Approx. 50.7 sq. metres (545.9 sq. feet)



First Floor

Approx. 44.5 sq. metres (478.5 sq. feet)



Total area: approx. 95.2 sq. metres (1024.5 sq. feet)



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.