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The Lodge, Newton St. Cyres, Exeter, Devon EX5 5BL

\*GUIDE PRICE £250,000–£275,000



A three bedroom detached bungalow enjoying a secluded location within the grounds of Newton House.

#### DESCRIPTION

A three bedroom detached former lodge house situated in the highly sought after village of Newton St Cyres, which would now benefit from further updating and repair work. The property offers good sized living accommodation and enjoys a high degree of privacy, with its own private gardens and on drive parking for several vehicles, situated within the grounds of the prestigious Newton House.

#### LOCATION

The village has a well-known public house/ restaurant, a popular Italian restaurant, an excellent newly built primary school, a beautiful church and is readily commutable to Exeter city centre, mainline railway stations and in turn the M5, A30 and A38 road networks, along with Exeter airport.

#### ACCOMMODATION

**Ground Floor** Entrance porch, hallway, dining hall, dual aspect sitting room, kitchen, utility room, rear lobby, three double bedrooms and family bathroom.

**Outside** Elevated lawned gardens with views over the surrounding countryside, summer house and purpose built storage facility,

inner courtyard area and on drive parking for several vehicles.

#### EPC

Energy Efficiency Rating – E

#### AUCTION VALUER

Wendy Alexander

#### VIEWING ARRANGEMENTS

Strictly by prior appointment with Fulfords St Thomas 01392 411255. General enquiries Countrywide Property Auctions 01395 275691.

#### DIRECTIONAL NOTE

From Exeter proceed through the village of Newton St Cyres heading towards Crediton, taking the turning on your right towards the train station (Station Road), then immediately on your left you will find the private driveway for Newton House. Proceed past the main house to the end of the driveway and you will find the private entrance to The Lodge

