



**4 Park Close, Silverton, EX5 4JN**  
**£270,000**

Welden  
**Edwards**  
*Supporting your every move*



## \*NO ONWARD CHAIN\*

**Offered to the market for the very first time, this three-bedroom home offers the perfect blend of comfort and convenience. It features a bright and spacious lounge, a sleek fitted kitchen with a very practical and handy downstairs toilet, plenty of space for family living. This home is ready for you to simply move in and put your own stamp on it.**

### Description

Step inside to the spacious entrance corridor, where the heart of the home unfolds. The ground floor boasts a spacious lounge, ideal for relaxing or entertaining, and a modern fitted kitchen, offering plenty of storage and workspace. There's also the convenience of a downstairs toilet for guests.

Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom, providing comfort and style in equal measure. This property offers the perfect blend of modern living and everyday practicality, simply move in and make it your own!

Outside, the property enjoys a good-sized rear garden – perfect for children, pets, or summer gatherings. There is a side passage, providing secure and direct access to the garden, where a multi functional shed/ store also stands. Which is electrically wired and ready to be used.

The home underwent a comprehensive renovation in 2019, featuring a full rewire, a new gas central heating system and a new kitchen installation!

There are also solar panels mounted on the roof, which are owned by the property. An eco friendly and cost effective bonus!

Finally, the property benefits from free for all parking bays, just a stones throw from the front door.

### Services, Council Tax & Tenure

All Mains Connected

Council Tax Band - B

Freehold

Approx Mobile Speeds - EE, O2, Three, Vodafone - Likely

Ofcom Broadband Speeds - Ultrafast - 1800mbs

### Silverton

Silverton is a village around 5 miles north of Exeter. There are local amenities including a local butchers, a hairdresser, a convenience store, post office and local country pub.

### Sales enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

### Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





