



1, Prispfen House Prispfen Drive Silverton, Exeter, EX5 4DR

GUIDE PRICE: £350,000 - £360,000. A substantial 4 bedroom 'townhouse style' residence in corner plot location at the beginning of this sought after residential development which quietly nestles amidst superbly maintained communal grounds and glorious Devonshire countryside on the rural outskirts of Silverton. The well appointed and spacious accommodation is arranged over three storeys and early viewings are highly recommended to avoid disappointment.

Prispfen House is an impressive private residential development designed to reflect the architecture of the original village Rectory. Sadly, the old building was destroyed by fire in 1990 and was rebuilt in 2002 as a new development and one large building comprising a mix of nine townhouses and six apartments. Each property has either an integral garage or an allocated garage situated on the east side and there is also a designated parking space for each property to the south of the building. Several spaces are also allocated for visitors parking and emergency vehicle access. Prispfen House is set in extensive and very attractive communal grounds overlooking the village, with views towards Exmoor and Dartmoor from upper floors and heightened ground levels. These grounds are for the exclusive use of all the residents' at Prispfen House.

Silverton lies just 8 miles from Exeter along the valley of the River Exe on route to Tiverton which lies a similar distance to the north. Silverton offers a good range of amenities, including church, inns, primary school, post office and general store, and there are some lovely walks to be enjoyed in the surrounding countryside. Exeter offers excellent transport links by road (M5, A38 & A30). Rail and air travel is provided via with the regional airport, expanding rapidly to provide services to numerous holiday destinations.

Guide Price £350,000

1, Prispfen House Prispfen Drive

Silverton, Exeter, EX5 4DR



- Reception Hall
- Kitchen & Utility Room
- Family Bathroom
- Beautiful Communal Grounds
- Lounge
- Cloakroom/WC
- Gas Central Heating & Double Glazing
- Dining Room
- 4 Double Bedrooms (2 x en-suite shower rooms)
- Garage in Block & Allocated Parking

Reception Hall

17'7" x 7'4" (5.36m x 2.26m)

Kitchen

11'11" x 10'0" (3.64m x 3.05m)

Utility Room

10'0" x 5'1" (3.05m x 1.56m)

Dining Room

17'8" x 11'6" (5.39m x 3.53m)

Cloakroom WC

6'8" x 3'4" (2.04m x 1.03m)

Landing

Lounge

17'8" x 11'6" (5.4m x 3.52m)

Bedroom 1

11'8" x 10'0" (3.56m x 3.05m)

Dressing Room

10'0" x 5'6" (3.05m x 1.69m)

En-Suite Shower Room

7'9" x 7'5" (2.37m x 2.28m)

Landing

Bedroom 2

11'5" x 11'4" (3.49m x 3.46m)

En-Suite Shower Room

6'5" x 5'10" (1.98m x 1.78m)

Bedroom 3

11'10" x 9'1" (3.61m x 2.79m)

Bedroom 4

11'6" x 8'2" (3.51m x 2.49m)

Bathroom

10'0" x 5'10" (3.06m x 1.79m)

Garage

18'11" x 9'1" (5.77m x 2.78m)

Service Charge



[Directions](#)



Floor Plan



Total area: approx. 161.2 sq. metres (1735.7 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

1 Prispem House, Silverton

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	