



## La Rosa Orchard Lane Silverton, Exeter, EX5 4JA

An excitingly rare opportunity to acquire this very substantial 4 bedroom detached bungalow which has been in the same family for over 40 years. The property stands on a large level plot and is quietly situated in the heart of Silverton at the end of a long driveway, Orchard Lane. We understand that Orchard Lane is in the ownership of La Rosa, the owners of the two neighbouring bungalows have a right of access over this lane and pay a contribution towards upkeep. The property is currently in dated condition and will require investment to modernise and realise its full potential. The aerial photograph was taken several years ago and it should be noted that the grounds have become overgrown and will also require investment to clear and landscape.

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, general store and a popular GP practice. The village is also well known for offering some lovely picturesque walks in the surrounding countryside. Exeter offers excellent transport links by road (M5, A38 & A30). Rail and air travel is provided vis with the regional airport, expanding rapidly to provide services to numerous holiday destinations.

**Guide Price £475,000**

# La Rosa Orchard Lane

Silverton, Exeter, EX5 4JA



- NO ONWARD CHAIN - LARGE LEVEL PLOT
- Exceptionally Large Detached Bungalow
- Entrance Porch, Reception Hall & Sun Room
- Large 25ft Lounge
- Dining Room and Study
- Kitchen, Utility Room, Cloakroom WC
- 4 Double Bedrooms & Bathroom
- Oil Fired Central Heating. uPVC Double Glazing
- Large Established Grounds (includes the approach lane)
- Integral Double Garage

## Front Entrance Porch

## Utility

8'2" x 7'11" (2.49m x 2.42m)

## Reception Hall

## Cloakroom WC

## Lounge

25'10" x 13'11" (7.88m x 4.26m)

## Dining Room

16'0" x 10'10" (4.88m x 3.31m)

## Study

21'11" x 10'6" (6.69m x 3.22m)

## Sun Room

11'9" x 8'2" (3.59m x 2.49m)

## Kitchen with Pantry

18'8" x 9'9" (5.69m x 2.97m)

## Inner Hall

## Bedroom1

13'10" x 10'11" (4.23m x 3.35m)

## Bedroom 2

17'9" x 9'10" (5.41m x 3.00m)

## Bedroom 3

10'10" x 9'10" (3.32m x 3.02m)

## Bedroom 4

9'10" x 8'10" (3.02m x 2.71m)

## Bathroom

## Garage

18'7" x 16'0" (5.68m x 4.88m)

## Workshop

16'0" x 8'4" (4.88m x 2.56m)



Directions



# Floor Plan



Total area: approx. 241.0 sq. metres (2593.6 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.

**La Rosa, 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) <b>A</b>			
(81-91) <b>B</b>			
(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		72

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		