



La Rosa Orchard Lane Silverton, Exeter, EX5 4JA

Nestled in the tranquil heart of Silverton, Exeter, this substantial four-bedroom detached bungalow presents a remarkable opportunity for those looking to invest in a property with immense potential. Having been cherished by the same family for over 40 years, the bungalow is currently in a dated condition, inviting a new owner to modernise and transform it into a contemporary haven.

Set on a generous level plot, the property is accessed via a long driveway, ensuring a peaceful retreat from the hustle and bustle of daily life. The bungalow benefits from a large double garage and there is plenty of untapped potential to create further off road parking. It is important to note that the owners of the neighbouring bungalows have a right of access over the lane and contribute to its maintenance, fostering a sense of community among residents.

Silverton itself is a delightful village, located just eight miles from Exeter and equally close to Tiverton. It boasts a variety of local amenities, including a church, several inns, a primary school, a post office, and a general store, as well as a well-regarded GP practice. The surrounding countryside offers picturesque walks, making it an ideal location for nature enthusiasts and families alike.

For those who require excellent transport links, Exeter is easily accessible via the M5 and A38, ensuring that both city and countryside are within reach.

Guide Price £425,000

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Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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