



25 Fore Street



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Silverton, Exeter, EX5 4HZ

M5 J28/ Cullompton 7 Miles | Tiverton 7.5 Miles | Exeter 7.5 Miles

A Grade II listed, attractive character cottage with large garden and off-road parking with this popular and convenient village with amenities.

- Character Cottage
- Three Reception Rooms
- Enclosed Side Alleyway/ Store
- Off-Road Parking
- Council Tax Band D
- Three Bedroom. Two Bathrooms
- Downstairs WC
- Large Rear Garden
- No Onward Chain
- Freehold

## Guide Price £500,000

### DESCRIPTION

A well-presented character cottage with deceptively spacious accommodation featuring a large fitted kitchen/ dining room, sitting room with French windows onto the garden and the master bedroom has an en suite bathroom. Further features include; a long westerly facing rear garden, outbuilding, off road parking for two vehicles and no onward chain.

Silverton provides excellent amenities including a shop and post office, two pubs, doctor's surgery, primary school, church and village hall, as well as superb access to transport links.

### SERVICES

Mains electricity, water, gas and drainage. Gas Central heating.  
Ofcom predicted broadband services – Standard, Superfast & Ultrafast broadband available.  
Ofcom predicted mobile coverage: Internal (variable) - EE, Three, O2 and Vodafone. External - EE, Three, O2 and Vodafone.  
Local Authority: Mid Devon Council. Silverton Conservation Area.

### DIRECTIONS

From Tiverton, proceed south bound on the A396 passing through Ashley and Bickleigh. Once over Bickleigh Bridge, remain on the A396 for approximately 2.5 miles where, at the brow of the hill, turn left onto Tiverton Road and continue towards Silverton. Upon reaching the mini-roundabout in Silverton, take the first exit onto Fore Street, where the property can be found after approximately 150 yards on the left-hand side.





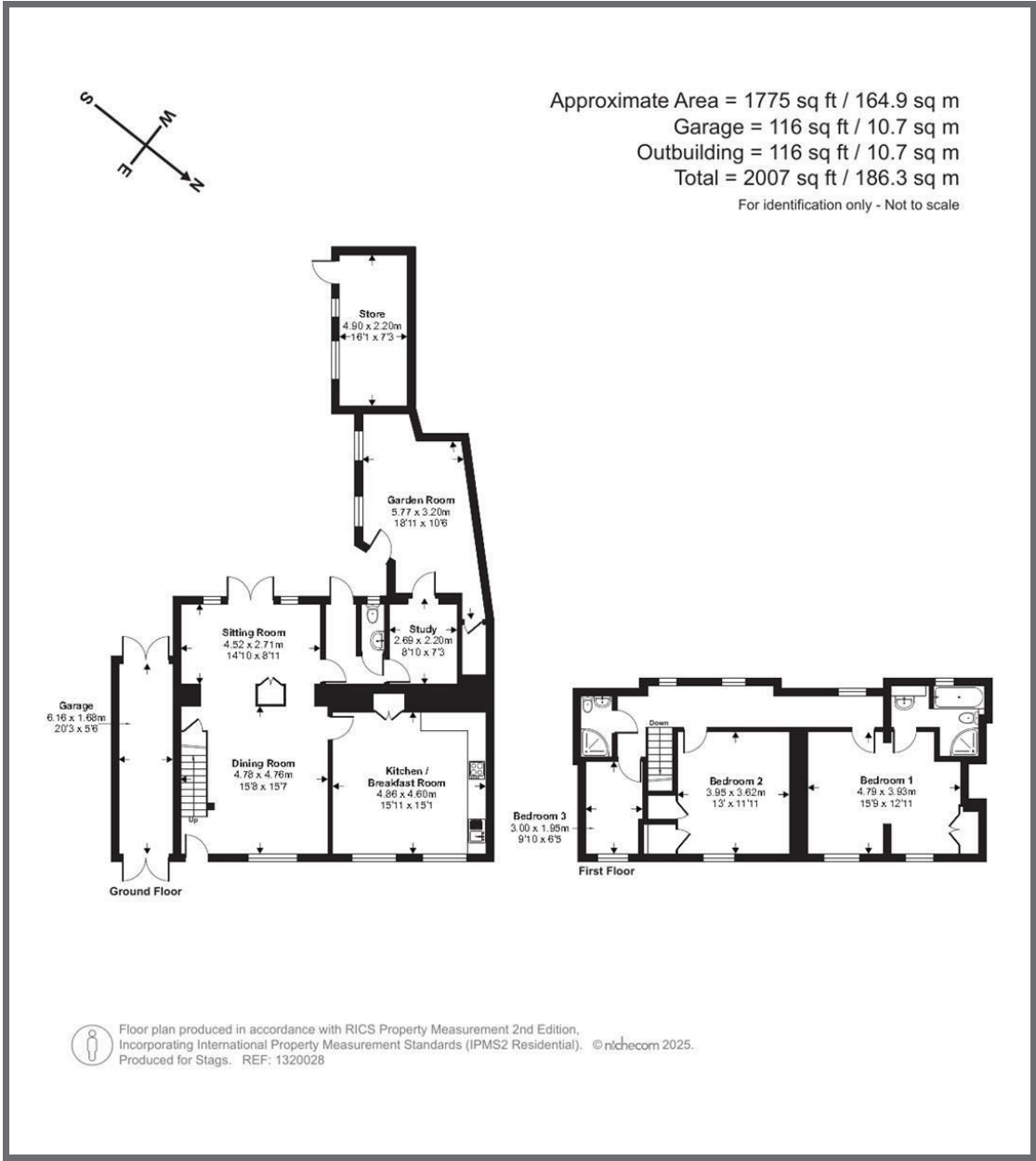
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
72		75
England & Wales		EU Directive 2002/91/EC

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