



43a Wyndham Road Silverton, Exeter, EX5 4JZ

Freehold

Offers Invited £220,000

Council Tax Band - C

Located in the sought after village of Silverton, just 7 miles from Exeter, is this beautifully presented three bedroomed mid terrace home which offers modern living in a delightful countryside setting. Built in 2013 by a reputable local builder, the property is well maintained and boasts stylish interiors throughout.

Upon entering, a bright and spacious entrance hall welcomes you with stairs leading to the first floor and access to a modern cloakroom. The well proportioned lounge enjoys views over the front garden and features TV and telephone points, along with a door leading to the kitchen/diner. This contemporary space is fitted with sleek units, ample worktops and plenty of room for appliances along with double doors opening to the low maintenance rear garden which is ideal for outdoor entertaining.

Upstairs, the property offers three well sized bedrooms, including a spacious main bedroom with picturesque countryside views. The stylish shower room features a thermostatic shower, a modern suite and a heated towel rail. Externally, the property boasts a brick paved off road parking area for two vehicles and a large wooden storage shed in the low maintenance east facing garden.

Silverton provides a range of amenities, including a popular primary school, shops, a pub, and transport links to Exeter and Tiverton. This fantastic home is perfect for those seeking modern comforts in a thriving village community.

This three bedroomed mid terrace home is set in the lovely village of Silverton, just 7 miles from Exeter City. Silverton offers a comprehensive range of amenities, including a popular primary school, a variety of shops, a public house, and transport services to Exeter and Tiverton, ensuring residents have everything they need. Built in 2013 by a reputable local builder, this property combines modern living with a charming village setting.

Entrance Hallway

Upon entering the property, you are welcomed into a bright and spacious entrance hallway with stairs leading to the first floor landing and doors providing access to

Cloakroom

Featuring an obscure window to the front aspect, this modern cloakroom is fitted with a white suite comprising a low level WC, pedestal wash hand basin, radiator, tiled flooring and walls and an extractor fan.

Lounge



A well proportioned lounge with a window to the front aspect, providing views over the front garden. The room also benefits from a radiator, telephone and television points along with and a door leading through to the kitchen/diner.

Boiler Room

Housing the gas boiler, this space also features a window to the side aspect and offers an ideal storage area.

Kitchen/Diner

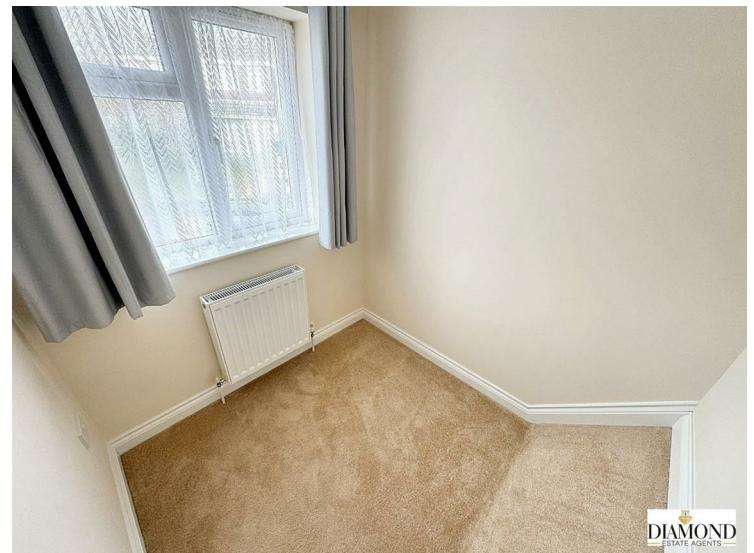


A modern and spacious kitchen/diner with a window to the rear aspect and double doors leading out to the rear garden. The kitchen is fitted with a range of cupboards and drawers with a stylish worktop over, a single drainer sink with mixer tap with spaces for a gas cooker, washing machine, dishwasher and fridge/freezer. Additional benefits include tiled flooring and an extractor fan.

First Floor Landing

A bright landing area with a window to the side aspect, loft hatch, cupboard with slatted shelving and doors leading to:

Bedroom Three/Study



A good sized bedroom with a window to the front aspect overlooking the front garden, complete with a radiator.

Bedroom Two



Another well proportioned bedroom with windows to the front aspect, radiator and television point.

Bedroom One



A spacious double bedroom with a window to the rear aspect, offering picturesque rooftop views of the countryside. This room also includes a radiator and television point.

Shower Room



A contemporary shower room featuring a window to the rear aspect and a modern white suite comprising a thermostatic shower with a double shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, vinyl flooring and an extractor fan.

Outside



Designed for low maintenance, the east facing rear garden features a patio area ideal for outdoor entertaining. A pathway leads around to the side of the property, where there is an additional garden area with a large wooden storage shed. A courtesy gate provides access to the side aspect.

Parking

The property benefits from a brick paved parking area, providing off road parking for two vehicles.

Services

Mains electric, gas, water and sewerage.

Diamond Estate Agents encourage you to check before viewing a property, the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

Please Note

Party Wall Agreement - please note there is a party wall agreement between 43 & 43a. Further information can be provided by the branch.

Agents Notes

VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a charge of £10 per person to make these checks.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

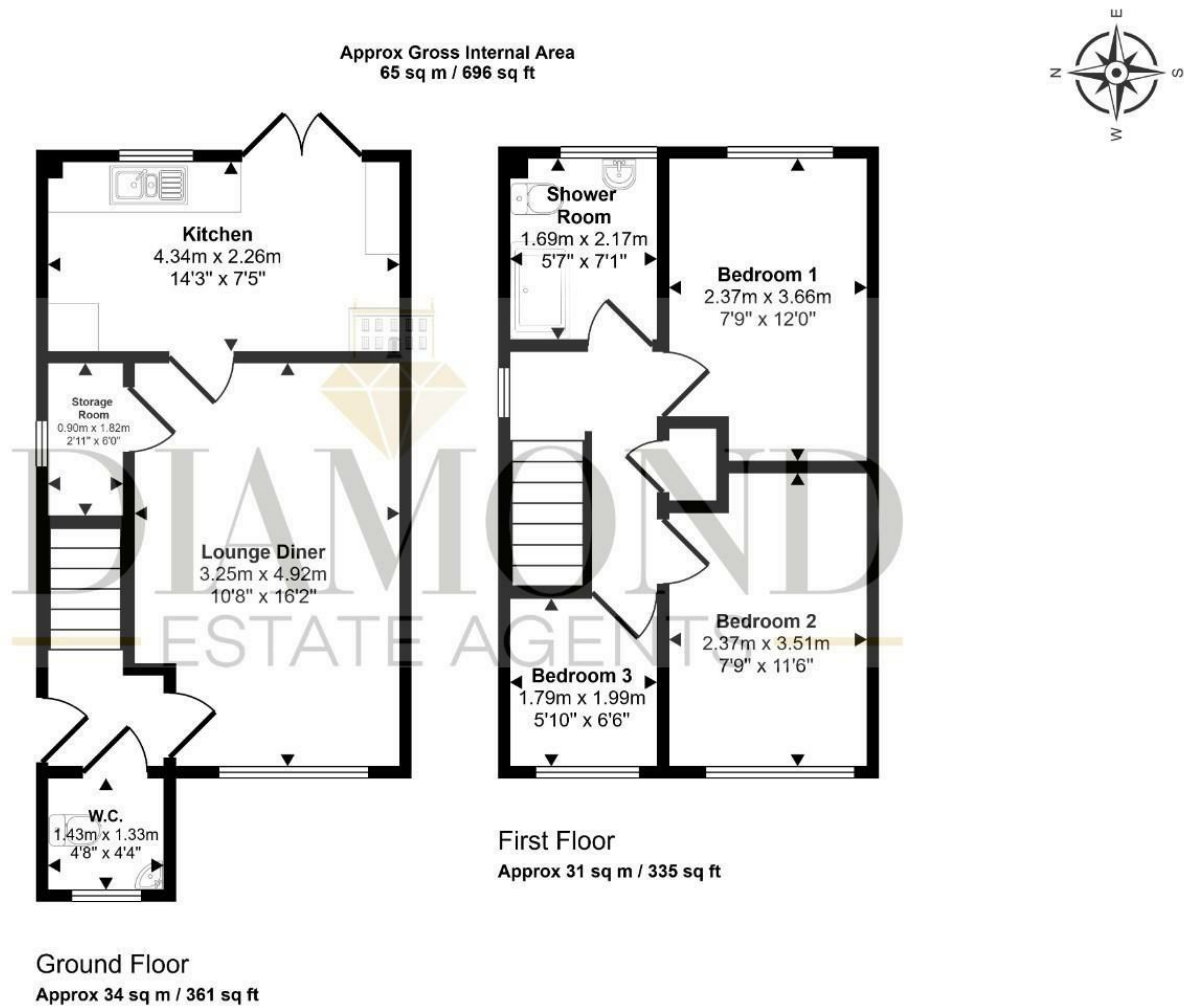
We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

What3words

///rocker.cowboys.fastening

Floor Plan

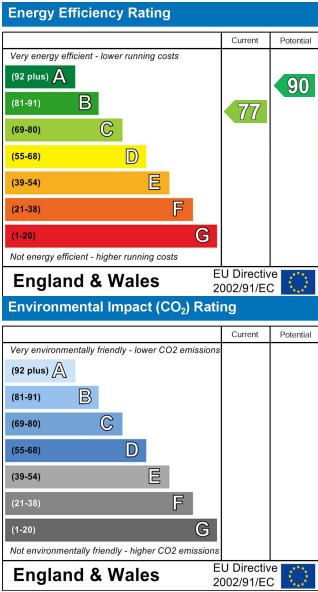


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.