



12 Tiverton Road, Silverton, Exeter, Devon, EX5 4JQ

Guide Price £560,000

- Panoramic countryside views from the principal rooms
- Principal bedroom with superb en-suite bathroom
- Fourth bedroom with French doors to front
- High quality garden office installed 2021 & well landscaped garden
- Biomass heating boiler installed in 2022
- Superb four aspect sitting room with 5Kw wood burner
- Two bedrooms downstairs with bathroom & study
- System Six kitchen with Neff integrated appliances
- 2.7kW Solar PV panels for hot water & car charging
- No onward chain

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



12 Tiverton Road, Exeter EX5 4JQ

Watch the Seddons' Video Tour A rare and architect-designed detached home in the sought-after Exe Valley village of Silverton, offering panoramic countryside views, energy-efficient credentials, and a uniquely versatile split-level layout that opens up possibilities for work-life balance.



Council Tax Band: E



Designed to maximise the stunning open views across to Raddon Hill, the accommodation is set over split levels in a way that creates natural zones - ideal for those needing a dedicated home workspace with client access, multi-generational living, or separation between living, working and sleeping spaces. The lower ground floor bedroom with its own entrance and sliding patio doors could function as an office, home studio, or accommodation for a teenager or elderly relative who values a degree of independence.

The heart of the home is the exceptional four-aspect sitting room on the upper level - a warm and bright space with high ceilings, windows on all sides, solid wood flooring, and a contemporary 5kW freestanding wood burner.

The contemporary System Six kitchen is fitted with quality Neff integrated appliances and a generous dining area, with sliding patio doors opening directly onto the professionally landscaped rear garden - beautifully planted with lawn, paved patio, and mature shrub borders.

The principal bedroom on the top floor shares the same breathtaking views as the sitting room below and benefits from fitted wardrobes and a superb en-suite bathroom.

Energy-efficiency:

This property has been comprehensively upgraded for energy efficiency: a Klover biomass boiler (installed 2022) provides central heating and hot water, supplemented by 2.7kW solar PV panels that cover hot water, car charging, and export surplus electricity back to the grid via a Scottish Power Feed-in Tariff. These improvements keep running costs down, offering a significant benefit in the current market.

Work from home:

In addition to the option for working inside the house, there is a fully insulated garden office installed in 2021 provides a professional workspace completely separate from the main house.

Services: Central heating and hot water are provided by the biomass boiler, supplemented by solar panels when conditions allow. Mains electricity, water & drainage.

Tenure: Freehold

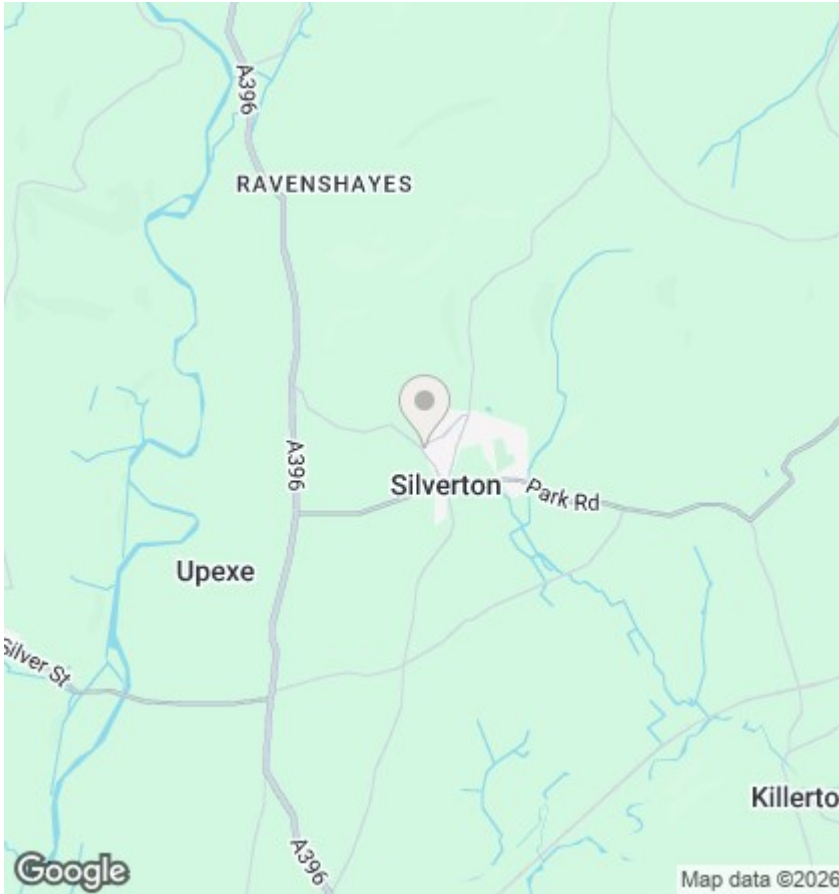
Council Tax: E

Local Authority: Mid Devon Council

The village and location:

Silverton is a thriving and active community with a doctor's surgery, primary school, mini supermarket, post office, village hall, pub, and recreation ground. Exeter is approximately 9 miles and around 15 minutes by car along the A396 Exe Valley road. Cullompton and Junction 28 of the M5 are around 8 miles away.

Please see the floor plan for the dimensions. The internal photos have been taken with a wide-angle lens.



Directions

DIRECTIONS:

Viewings

Viewings by arrangement only. Call 01884 32100 to make an appointment.

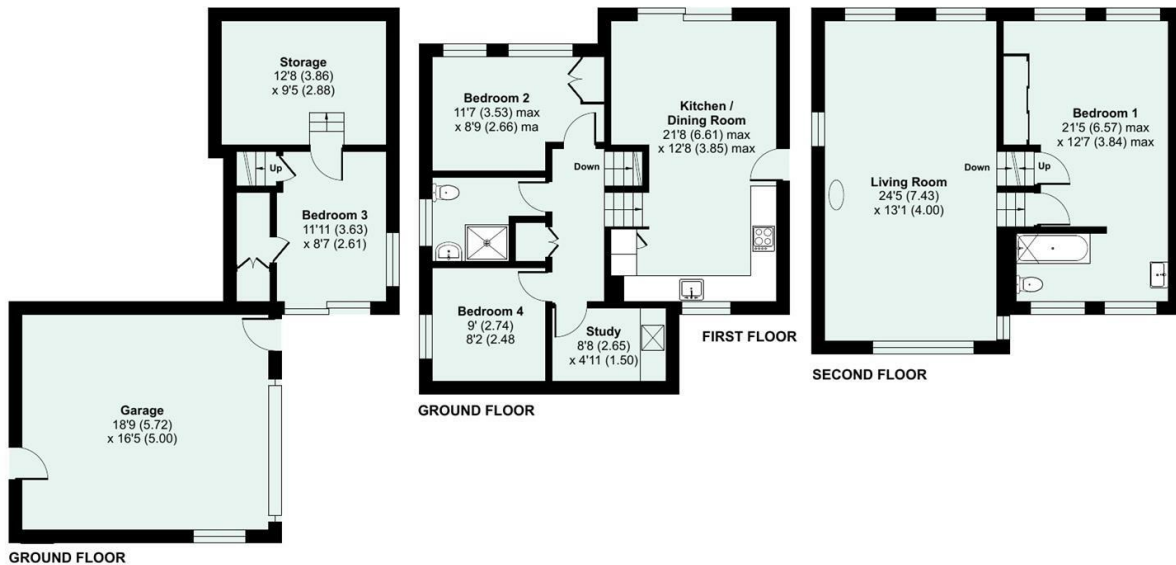
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate Area = 1487 sq ft / 138.1 sq m
 Garage = 308 sq ft / 28.6 sq m
 Total = 1795 sq ft / 166.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2026. Produced for Seddon Estate Agents LLP. REF: 1424790



seddons.com

Seddon's is a trading name for both Seddon Estate Agents LLP (Company Number: OC302140) and Seddon's Lettings Ltd (Company Number: 10248978). Registered in England. Registered Office: 8 Fore Street, Tiverton, Devon, EX16 6LH. Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey

seddons

Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddon's.