



13 King Street, Silverton, Devon EX5 4JG

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A newly refurbished two bedroom character cottage situated in the charming village of Silverton.

Tiverton 7 Miles - Exeter 7.8 Miles - M5 Junction 27 13.6 Miles

• Newly Refurbished/Redecorated Throughout. • Easy Maintenance Garden. • Woodburner. • A Small Pet/One Child considered. • 6/12 Months Plus. • Deposit £957 • Council Tax Band B / EPC E • Available Mid January • Tenant Fees Apply.

£830 Per Calendar Month

01884 232872 | [rentals.tiverton@stags.co.uk](mailto:rentals.tiverton@stags.co.uk)

## GROUND FLOOR

A solid oak door with cat flap leads to:

### KITCHEN/DINER

8'2" x 11'5"

A newly renovated and refurbished open plan Kitchen/Diner with a range of green fronted wooden wall and base units, solid wooden worksurface, smoke alarm, heat alarm, integrated single electric oven, integrated electric hob, extractor fan, stainless steel sink unit, space for washing machine, space for fridge/freezer, solid wooden flooring and single glazed windows to front. Open doorway to:

### LOUNGE

10'2" x 10'9"

With fitted beige carpet, working woodburner, electric steel housing heater, carbon monoxide alarm, tv point, telephone point, and single glazed window to front.

## FIRST FLOOR

### STAIRS AND LANDING

With fitted beige carpeted stairs, loft hatch (not to be used) and single glazed window to rear.

### BEDROOM ONE

9'6" x 8'10"

Solid wooden stable style door leads to a small DOUBLE with beige fitted carpet, electric steel housing heater, curtain pole, single glazed window to front and door to large airing cupboard containing the water heater.

### BEDROOM TWO

9'1" x 8'10"

Solid wooden stable style door leads to SINGLE bedroom with fitted beige carpets, electric steel housing heater, curtain pole, chimney pole, and single glazed window to front.

### BATHROOM

6'2" x 4'11"

Newly refurbished bathroom with white suite bath with electric shower over, WC, wash hand basin, fitted tiled flooring and walls, electric heated towel rail, mirror and cupboard.

## OUTSIDE

A communal path leads up to the property from King Street. To the front is a small, easy to maintain garden area with gravel path, bench and flower beds either side. There is a log and bin store area to the left hand side of the property door. Parking can be found in the nearby streets surrounding the property.

## SERVICES

Mains Electric.

Mains Water and Drainage.

Ofcom predicted mobile data: Indoor O2 Likely. Outdoor O2, EE, Three and Vodafone Likely.

Ofcom prediction broadband: Standard download 12 Mbps Upload 1 Mbps. Superfast available.

Council Tax Band B.

EPC TBC

## SITUATION

The property is situated in a quiet central location in the village of Silverton, which has active and thriving community, providing a good range of local amenities, including general store, public houses, a post office, church, primary school, Heath centre, and hairdressers.

Both the market town of Tiverton and cathedral City of Exeter are within easy reach and provide further shopping amenities, hospitals, schools. The M5 junction 27 is a 25 minute drive away, and Tiverton Parkway and Exeter St Davids provide direct links to London Paddington.

## DIRECTIONS

From Tiverton, take the A396/Exeter Road out of Tiverton, heading towards Exeter for 6 miles, going through Bickleigh. Turn left on to Tiverton Road and follow the road for half a mile. On street parking can be found on the right hand side and the entrance to King Street can be found on the left. Walk up King street and the property can be found a short distance on the left hand side.

## LETTING

The property is available to let on a renewable assured shorthold tenancy for 6/12 months plus, unfurnished and available mid January 2026. RENT: £830 exclusive of all charges. Where a pet is considered, the rent will be £880pcm. DEPOSIT: £951 returnable at end of tenancy, subject to any deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. ID & credit references required. Viewing strictly through the Agents.

## HOLDING DEPOSIT AND TENANT FEES

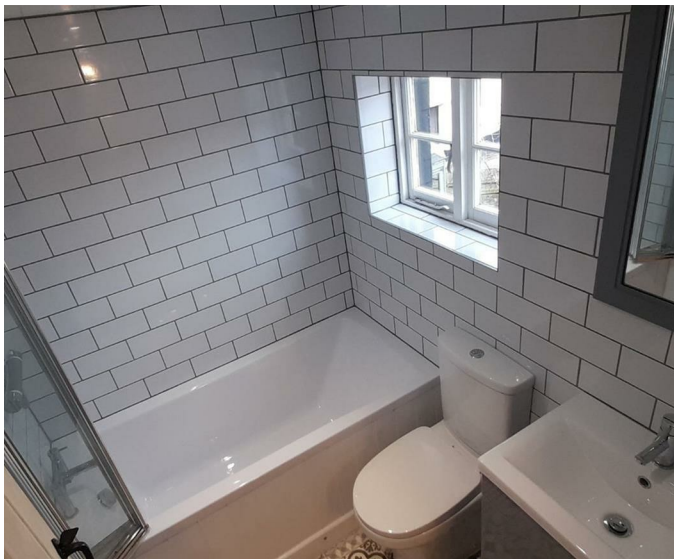
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property. Clarification before arranging a viewing please contact the lettings office dealing with the property.

## TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



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*IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



19 Bampton Street, Tiverton, Devon, EX16 6AA  
 01884 232872  
[rentals.tiverton@stags.co.uk](mailto:rentals.tiverton@stags.co.uk)  
[stags.co.uk](http://stags.co.uk)



@StagsProperty