

14 King Street, Silverton, EX5 4JG

Guide Price **£280,000**

14 King Street

Silverton, Exeter

- Deceptively spacious cottage
- Large lounge
- Open plan kitchen/diner
- Full width conservatory
- 3 Bedrooms
- Large garden with rear access
- Gas central heating
- Scope for modernising
- Picturesque village location
- No onward chain!

Tucked away just off King Street in the popular village of Silverton, this three-bedroom cottage has plenty of character, a surprisingly generous garden and lots of potential for someone looking to put their own stamp on a home. Reached along a charming cobbled pathway shared with neighbouring cottages, it enjoys a tucked-away setting while remaining within easy reach of the village and Exeter beyond.

Inside, the accommodation would benefit from modernisation but offers a practical layout. The sitting room is a good size with a feature fireplace, while the kitchen has fitted units, space for appliances and room for a dining table. To the rear, a large conservatory provides valuable additional living space and a lovely connection to the garden.

Upstairs are two double bedrooms and a single bedroom, together with a family bathroom fitted with a coloured suite and an electric shower over the bath. The property benefits from UPVC double glazing and has a Worcester gas boiler housed in the third bedroom.









The garden is a real highlight, with a large patio, lawned areas, mature shrubs, an ornamental pond and a timber shed. Accessed through a characterful cobbled passage beneath an old oak archway, it offers plenty of space for gardening, entertaining or simply enjoying the outdoors. There is also a pedestrian route from the bottom of the garden providing an additional way out. Parking is on street nearby but there may be scope to bring in parking to the rear of the garden, subject to permissions.

Although some updating is needed, the combination of cottage character, generous outdoor space and a convenient village location makes this an appealing home with plenty of scope to make it your own.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2025/26 - £2334.33

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Ultrafast 1800Mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Conservation Area: Yes

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

SILVERTON

The picturesque village of Silverton is ideally situated in the heart of Mid Devon, approximately eight miles north of Exeter. Set amidst beautiful rolling Devon countryside, the village offers an appealing blend of traditional charm, a strong sense of community and convenient access to the surrounding towns and cities.

Silverton boasts an attractive historic village centre, characterised by a variety of period properties, charming thatched cottages and traditional Devon architecture. At its heart are a selection of local amenities, including a village shop and Post Office, primary school, doctor's surgery and two popular public houses. The village also benefits from a range of local businesses, community groups and recreational facilities, helping to create a welcoming and thriving village atmosphere.

For those who enjoy the outdoors, the surrounding countryside provides an abundance of opportunities for walking and exploring, with attractive rural landscapes right on the doorstep. The village is also conveniently positioned for access to Exeter, Tiverton and Cullompton, making it particularly appealing for commuters and those wishing to enjoy village life without sacrificing accessibility to larger centres.

Combining an attractive rural setting, excellent community spirit and a convenient location, Silverton remains a highly desirable village in which to live.

DIRECTIONS

From the A396 take Upexe Lane into the village and take the first left turn onto Tiverton Road. Park along to the left and walk up King Street, number 14 will be found along to the left.

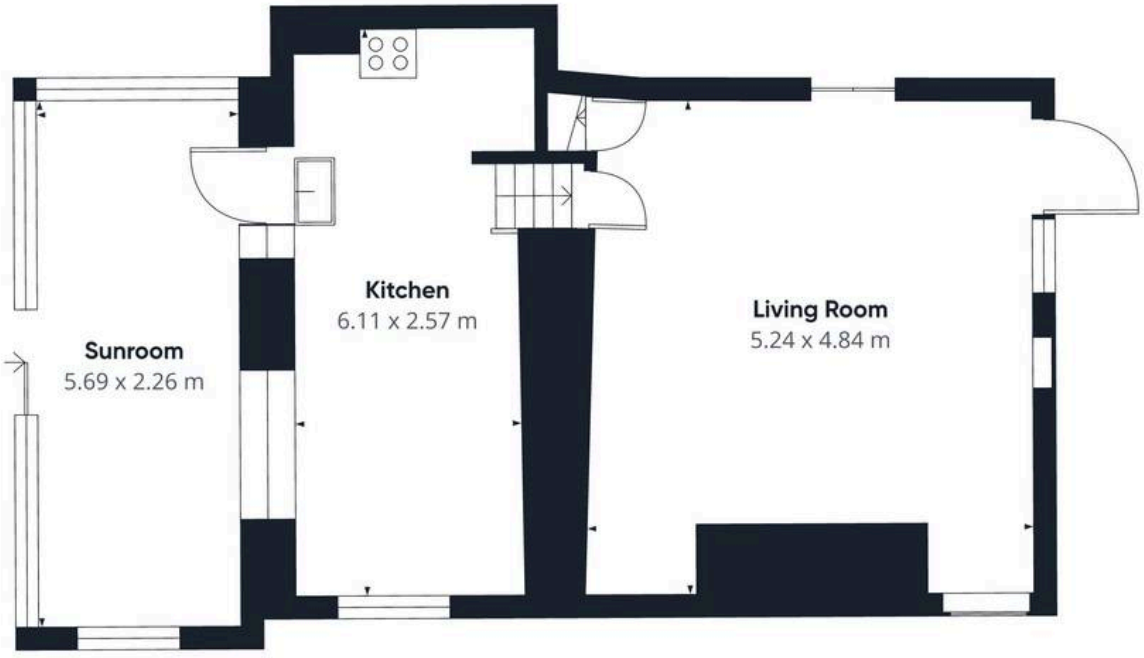
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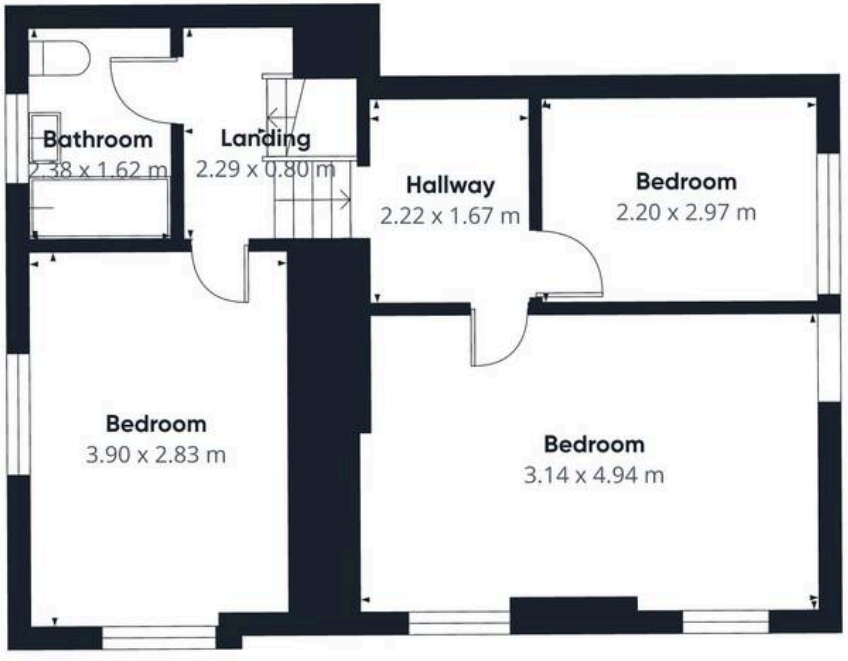








Floor 0



Floor 1



HELMORES
SINCE 1499

Approximate total area(1)

96 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.