



## Great Dorweeke Barn Silvertown, Devon, EX5 4BZ

£2,350

- Nicely finished barn conversion with lovely views
- Large kitchen diner with electric AGA
- Underfloor heating downstairs
- Rent £2,350 pcm, deposit £2,710.
- Council tax band E
- Offering spacious & flexible accommodation
- 3 reception rooms, 5 double bedrooms and 3 bathrooms
- Large garden and parking for several vehicles
- Mains electric, oil heating, private water and drainage

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

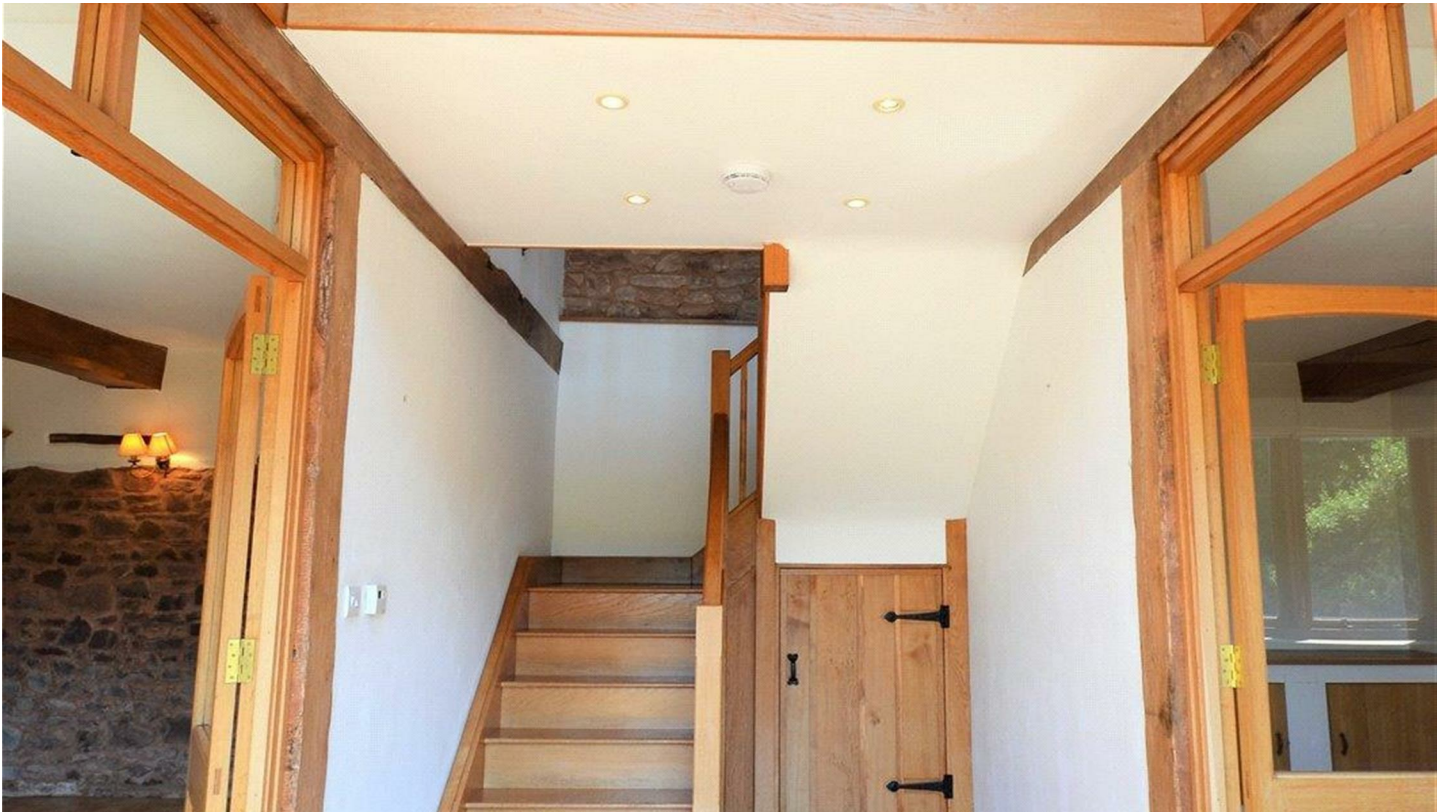


# Great Dorweeke Barn , Silverton EX5 4BZ

A beautiful five bedroom barn conversion offering flexible accommodation, situated in a glorious rural location within easy reach of Exeter and Tiverton. EPC: D



Council Tax Band: E



---

## LongDescription

The property offers flexible accommodation and could easily be split to offer a three bedroom house and a self-contained two bedroom annex.

The main living accommodation is spacious and light, creating the perfect space for the family and for socialising.

Outside there is plenty of parking and a large lawned garden with lovely views of the surrounding countryside.

The property is situated in the beautiful Burn Valley with the villages of Bickleigh & Butterleigh within a few minutes' drive, each offering active communities and very good pubs!

The larger town of Tiverton lies only 10 minutes to the North whilst the city of Exeter is just 15 minutes to the South. Tiverton benefits from Blundell's private school and has a high-speed rail link to London from Tiverton Parkway, whilst Exeter is the home of the renowned Exeter school and also has high speed rail links and Exeter Airport.

The property is available to rent on a six-monthly Assured Shorthold Tenancy. As per the Renters Rights Act all tenancies will become an Assured Periodic Tenancy from the 1st of May 2026.

## Permitted Payments

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to Seddons Lettings 'the Agent')

Holding Deposit: 1 week's rent

Deposit: 5 weeks' rent

The holding deposit, the equivalent of one weeks rent, will be allocated to the first month's rent once satisfactory references have been received. The holding deposit is non-refundable, if a tenant

withdraws their application once referencing has commenced or, if misleading information is provided or information is withheld on the application form.

For full details of all permitted Tenant Fees payable when renting a property through Seddons please refer to the Scale of Tenant Fees available on Seddons website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

---



## Directions

From Tiverton, proceed south on the A396 to Bickleigh. Cross over the River Exe bridge and continue, passing Bickleigh Mill on your left hand side. Continue for a further 1.3 miles and then turn left sign posted for Butterleigh. Follow this road for approximately 1.2 miles and take the first right. Great Dorweeke Barn will be found after a short distance on the left.

## Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

