



**39 High Street, Silverton, EX5 4JD**  
**£235,000**

Welden   
**Edwards**  
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# ***A charming 2-bedroom terraced home in the sought-after village of Silverton. This characterful property features a spacious lounge-diner, well-appointed kitchen, and both front and rear gardens — ideal for enjoying village life in a peaceful setting.***

## **Description**

Nestled in the picturesque and characterful town of Silverton, this delightful two-bedroom terraced cottage offers the perfect blend of traditional charm and modern convenience. Ideally located within easy walking distance of the local post office, butcher, and convenience store, this home provides a true village lifestyle.

Step inside to discover a warm and inviting interior brimming with cottage features, including exposed wooden ceiling beams and a cosy wood-burning stove—perfect for relaxing evenings. The spacious open-plan lounge and dining area flows seamlessly through a charming archway into a well-appointed kitchen, creating a sociable and functional living space.

A thoughtfully designed extension off the kitchen adds versatility, offering an additional room that opens out to a quaint rear courtyard—ideal for morning coffee or alfresco dining.

Upstairs, the main bedroom boasts built-in shelving and two generous storage cupboards, while the second bedroom enjoys a pleasant front-facing aspect. The bathroom is well-equipped with a shower over the bath, WC, and hand basin.

To the front, there is a lovely walled front garden.

## **Council Tax, Tenure & Services**

Council Tax Band - B

Freehold

Mains Electric, Water & Drainage

Ofcom Broadband Speeds - Ultrafast 1800 Mbps

Ofcom Mobile Signal - O2, Vodafone, Three & EE - Likely

## **Silverton**

Silverton is a village around 5 miles north of Exeter. There are local amenities including a local butchers, a hairdresser, a convenience store, post office and local country pub.

## **Sales Enquiries**

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@wedenedwards.co.uk](mailto:sales@wedenedwards.co.uk).

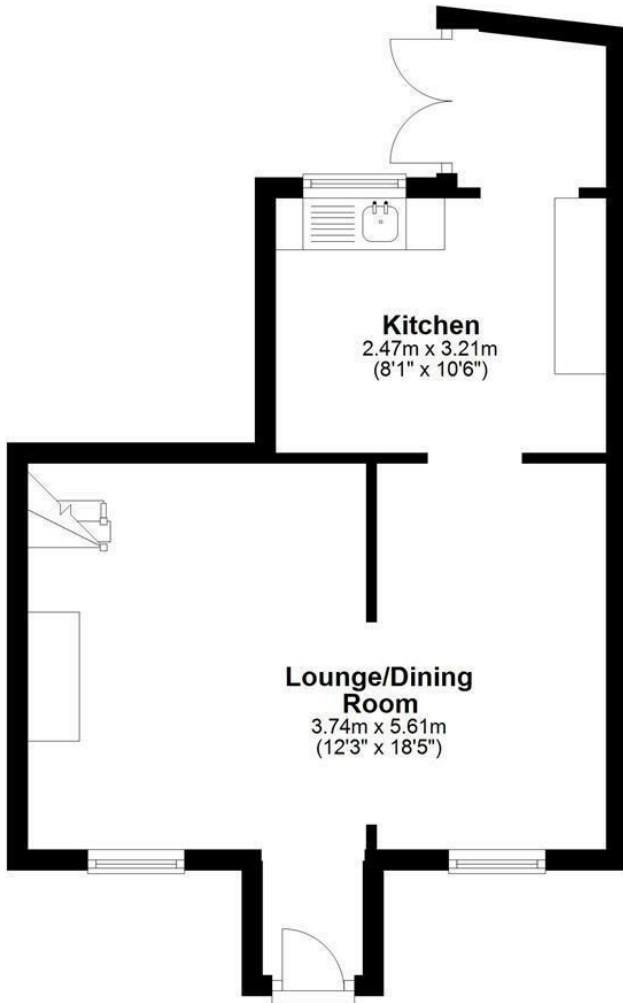
## **Disclaimer**

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



## Ground Floor

Approx. 32.7 sq. metres (351.7 sq. feet)



**Kitchen**  
2.47m x 3.21m  
(8'1" x 10'6")

**Lounge/Dining Room**  
3.74m x 5.61m  
(12'3" x 18'5")

## First Floor

Approx. 20.6 sq. metres (221.4 sq. feet)



**Bedroom 1**  
2.87m x 3.12m  
(9'5" x 10'3")

**Bedroom 2**  
1.80m x 2.38m  
(5'11" x 7'10")

Total area: approx. 53.2 sq. metres (573.1 sq. feet)

This plan is for guidance only and is not to be relied upon. Measurements are approximate.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



