



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

Guide Price £585,000

- Panoramic countryside views from the principal rooms
- Principal bedroom with superb en-suite bathroom
- Fourth bedroom with French doors to front
- High quality fully insulated garden office installed 2021
- 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
- Attractive well landscaped rear garden
- 2.7kW Solar PV panels for hot water & car charging

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



12 Tiverton Road, Exeter EX5 4JQ

Watch the Seddons' Video Tour A spacious detached property enjoying stunning views over open countryside, offering versatile split-level accommodation, energy-efficient improvements and a high quality garden home office.



Council Tax Band: E



LongDescription

Architect designed with split level accommodation to make the most of the open views, the property provides the potential to accommodate those requiring a home/work space suitable for clients, with a separate access, or a young adult or older relative looking for some independent living.

The generous reception rooms provide an incredibly light living space with an open plan feel and stunning countryside views, with large multi aspect windows.

The contemporary kitchen is fitted with a good range of quality Systems Six units with Neff integrated appliances and large dining area with sliding patio doors opening out to the garden.

Stairs rise to an elevated sitting room which features a high ceiling with large windows to all four aspects, providing panoramic views and a contemporary freestanding 5kW wood burning stove with solid wood flooring.

Stairs lead up to a top floor principal bedroom with fitted wardrobes and a superb en-suite bathroom with stunning views across to Raddon Hill.

On the ground floor there are two good sized further bedrooms with a high quality Porcelanosa bathroom in between and study behind one of the bedrooms which could be knocked through to create more space or be used as a walk in wardrobe.

The lower ground floor has a fourth bedroom with cupboard and steps leading into a large storage area underneath the house. The bedroom has it's own entrance with sliding patio doors opening directly out to the front of the property.

At the front is ample driveway parking with double garage housing the biomass boiler. A Klover Ecompact 250 Utility and Solar iBoost system were installed in 2022 and are very efficient and cost effective to run.

Solar panels provide hot water and charge the car.

The panels also provide surplus electricity sold back to the grid (Scottish Power: Feed-in Tariff). .

The professionally landscaped rear garden is beautifully planted with lawn, paved patio and mature shrub borders. To the side of the property is a recently installed fully insulated home office with wifi and power.

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

Silverton is a sought after Exe Valley village with a thriving community atmosphere and an excellent range of clubs, activities and local amenities, which include a doctor's surgery, a primary school, mini supermarket and post office, several churches, a village hall, hairdressers, recreation ground and play park and popular local inns. The village lies conveniently for easy access to the more extensive services of the cathedral city of Exeter, accessible by either bus or car along the A396 Exe Valley road, approximately 15 minutes' drive.

Exeter - c.9 miles

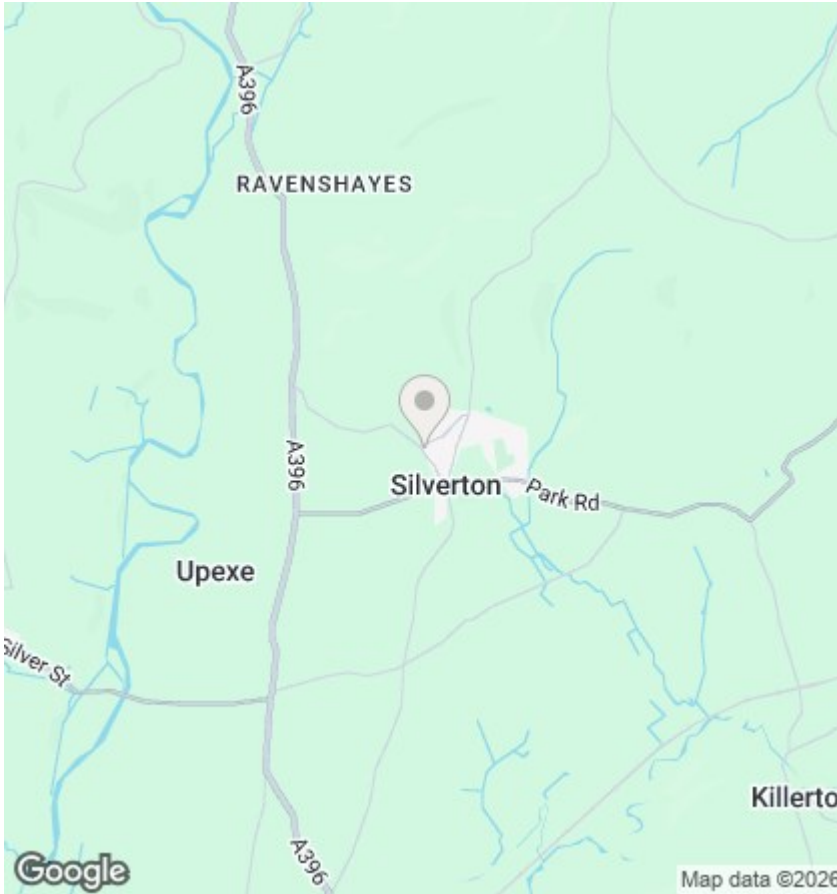
Cullompton/Junction 28 of M5 - c.8 miles

Tiverton - c.10 miles

Tiverton Parkway Station - c.17 miles

Exeter International Airport - c.11 miles

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.

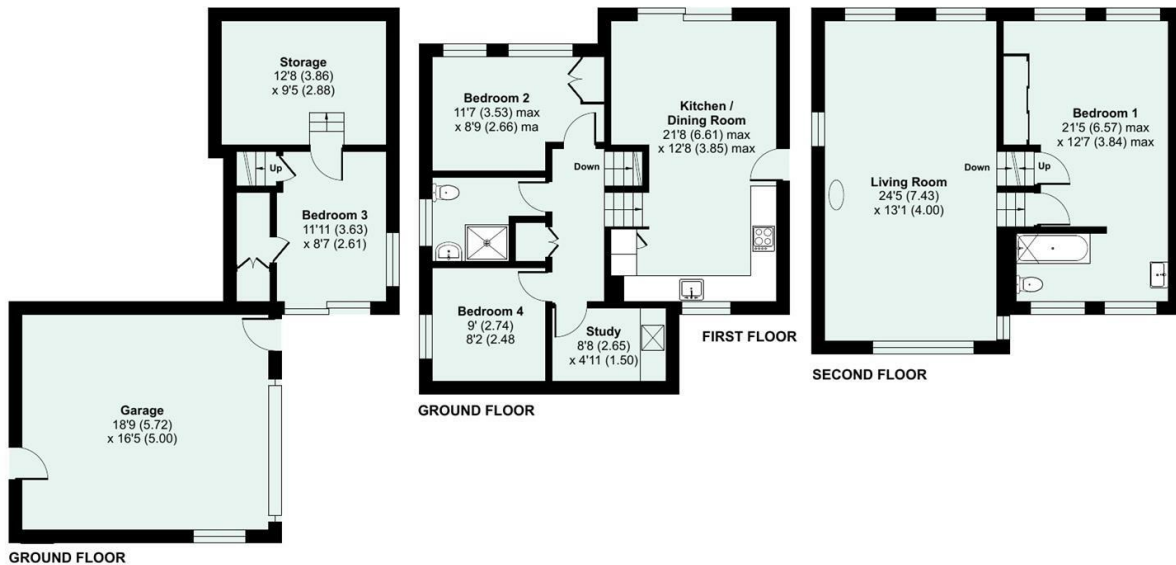
EPC Rating:

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

