



naomi j ryan
estate agents



Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 2



Gas Central Heating



Double Garage
& Driveway



Front & Rear Garden



Council Tax Band: E

Guide: £425,000 Freehold

65 Wyndham Road,
Silverton, Exeter, Devon, EX5 4JZ

www.naomijryan.co.uk



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SUMMARY

A well-presented detached family home offering four double bedrooms and a detached double garage, ideally situated in the heart of the picturesque village of Silverton.

Located approximately nine miles northeast of Exeter, Silverton is a thriving Devon village with an excellent range of local amenities, including a doctor's surgery, village shop and butchers, two public houses, Silverton C of E Primary School, and Silverton Preschool.

The property provides spacious and well-proportioned accommodation throughout. The ground floor comprises an entrance hall, cloakroom, generous living room with a bay window to the front, and double doors leading to a separate dining room. A conservatory overlooks the rear garden, while the modern fitted kitchen features a stylish range of grey high-gloss wall and base units and integrated appliances, including a fridge/freezer, dishwasher, double oven, and hob.

The first floor has four double bedrooms, including the main bedroom with a comprehensive range of fitted wardrobes and an en suite shower room. A contemporary family shower room completes the accommodation.

The enclosed rear garden has been designed for ease of maintenance, featuring artificial lawn and a paved patio seating area. Two useful storage sheds are positioned behind the garage.

A block-paved driveway runs alongside the property, providing ample parking and access to the detached double garage, which benefits from a remote-controlled up-and-over door, power, and lighting.

Early viewing is highly recommended to fully appreciate the space, quality, and village location this excellent home has to offer.

MATERIAL INFORMATION

Construction notes: Brick

Utilities: Mains gas, electricity, water, and drainage. Current broadband provider: Plusnet.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.



